

## Notice of Meeting and Agenda Planning and Climate Change Policy Board

Date	Time	Venue
Tuesday, 27 August 2024	13:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

MARK CONAGHAN  
Head of Corporate Governance

### Membership

Councillor Jim Paterson (Convener): Councillor Bruce MacFarlane (Depute Convener):

Councillor Jennifer Adam: Councillor Alison Ann-Dowling: Councillor Andy Doig:  
Councillor Chris Gilmour: Councillor Neill Graham: Councillor Anne Hannigan:  
Councillor Kenny MacLaren: Councillor Jamie McGuire: Councillor Marie McGurk:  
Councillor John McNaughtan: Councillor Iain Nicolson: Councillor John Shaw:  
Councillor Ben Smith:

### Further Information

This is a meeting which is open to members of the public.

A copy of the agenda and reports for this meeting will be available for inspection prior to the meeting at the Customer Service Centre, Renfrewshire House, Cotton Street, Paisley and online

at <http://renfrewshire.cmis.uk.com/renfrewshire/CouncilandBoards.aspx>

For further information, please email  
[democratic-services@renfrewshire.gov.uk](mailto:democratic-services@renfrewshire.gov.uk)

### Members of the Press and Public

Members of the press and public wishing to attend the meeting should report to the customer service centre where they will be met and directed to the meeting.

## **Hybrid Meeting**

Please note that this meeting is scheduled to be held in the Council Chambers. However, it is a hybrid meeting and arrangements have been made for members to join the meeting remotely should they wish.

## **Webcasting of Meeting**

This meeting will be filmed for live or subsequent broadcast via the Council's internet site – at the start of the meeting the Convener will confirm if all or part of the meeting is being filmed. To find the webcast please navigate to

<https://renfrewshire.public-i.tv/core/portal/home>

## **Apologies**

Apologies from members.

## **Declarations of Interest and Transparency Statements**

Members are asked to declare an interest or make a transparency statement in any item(s) on the agenda and to provide a brief explanation of the nature of the interest or the transparency statement.

## **Finance**

### **1      Revenue and Capital Budget Monitoring 2024/25 at 21      1 - 6** **June 2024**

Joint report by Chief Executive and Director of Finance and Resources.

## **Climate Change**

### **2      Renfrewshire Fair Trade Campaign      7 - 10**

Report by Chief Executive.

## **Development Management**

### **3      Infrastructure levy for Scotland: discussion paper**

### **4      Developer Contributions (Education) - New Planning      11 - 14** **Guidance**

Report by Chief Executive.

## **Planning Applications**

## **Planning Applications**

Members must deal with planning applications in an objective manner to ensure that they cannot be challenged with accusations of bias or predetermination. Votes on planning applications must be seen to be impartial and not influenced by party political issues.

<b>5</b>	<b>Planning Applications</b>	<b>15 - 16</b>
	List of planning applications to be determined by the Board.	
<b>5(a)</b>	<b>23/0193/PP - Use of land as caravan site with associated installation of 33 serviced caravan pitches at 1 Newton of Barr, Lochwinnoch, PA12 4JB by Mr Tom Milligan</b>	<b>17 - 28</b>
<b>5(b)</b>	<b>23/0622/EB - Installation of a solar farm and battery energy storage system and associated infrastructure with a generating capacity of up to 100mw (Energy Consents Unit consultation request) at site between Turningshaw Farm and Knowes Farm, Houston Road, Houston, Johnstone by Energy Consents Unit Scottish Government</b>	<b>29 - 42</b>
<b>5(c)</b>	<b>23/0649/AD - Display of illuminated signage comprising fascia sign, projecting sign, 3 totem signs and 1 ATM sign at 63 Crosslee Crescent, Houston, Johnstone by Sainsbury's Supermarkets Ltd</b>	<b>43 - 48</b>
<b>5(d)</b>	<b>24/0183/PP - Application under section 42 to vary condition 3 (type of materials to be processed) of planning permission 21/1523/PP for the erection of a recycling shed and increase in throughput of recycling material from 22,575 tonnes to a maximum of 75,000 tonnes at 6 Newmains Avenue, Inchinnan, Renfrew by WRC Recycling Ltd</b>	<b>49 - 60</b>
<b>5(e)</b>	<b>24/0261/PP - Erection of holiday lodge at site on northern boundary of High Linthills, Linthills Road, Lochwinnoch by Mr Robert Seaton</b>	<b>61 - 72</b>
<b>5(f)</b>		<b>73 - 82</b>

**24/0316/PP - Conversion of vacant nursing home to form 17 flats with associated parking and landscaping at Priory Park Nursing Home, 19 - 21 Main Road, Paisley by P Zace PZ Investments Limited**

- |             |   |                 |
|-------------|---|-----------------|
| <b>5(g)</b> | <b>24/0323/PP - Erection of 30 holiday lodges and associated access, drainage, and landscaping works at Mar Hall, Mar Hall Drive, Bishopton by Mar Hall Hospitality Limited</b> | <b>83 - 98</b>  |
|             |   |                 |
| <b>5(h)</b> | <b>24/0362/LB - Demolition of the Brown Institute (retrospective) at Former Renfrew Museum, The Brown Institute, 41 Canal Street by Renfrewshire Council</b>                    | <b>99 - 108</b> |






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**To:** Planning and Climate Change Policy Board

**On:** 27 August 2024

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**Report by:** Chief Executive and Director of Finance and Resources

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**Heading:** Revenue and Capital Budget Monitoring 2024/25 at 21 June 2024

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## 1. Summary

- 1.1 At the close of reporting Period 3 on 21 June 2024, the projected revenue outturn at 31 March 2025 for those services reporting to the Planning and Climate Change Policy Board was an overspend position of £0.039m (6.7%) against the revised budget for the year.
- 1.2 There are no capital projects reporting to the Planning and Climate Change Policy Board.
- 1.3 This is summarised in the table below and further analysis is provided in the report and appendices.

	<b>Revised Annual Budget £000</b>	<b>Projected Outturn £000</b>	<b>Budget Variance (Adv)/Fav £000</b>	<b>Budget Variance %</b>
<b>Revenue</b>				
Planning Services	584	623	(39)	(6.7%)

## 2. Recommendations

- 2.1 Members are requested to:
- a) Note the projected Revenue outturn overspend position of £0.039m; and
  - b) Note the budget adjustments detailed at section 6.
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### **3. Revenue Budget Projection – overspend of £0.039m by 31 March 2025**

3.1 The tables in Appendix 1 present the projected year-end position for all services reporting to this board, by both subjective analysis (what the budget is spent on) and objective analysis (which division is spending the budget). Significant variances affecting the projected position are analysed further below.

3.2 It should be noted that the projected outturn position reported here is based on the latest information available, which is subject to change during the financial year. The impact of any change on this projection will be updated at each board cycle until the close of reporting Period 10. Budget holders are obliged to seek mitigating action to minimise significant budget variances.

### **4. Objective Analysis – Significant Variances**

#### **4.1 Development Management - £0.095m underspend**

This forecast position mainly reflects an anticipated over-recovery of income and the impact of vacancies within the team at the start of the financial year.

#### **Building Standards - £0.134m overspend**

This forecast position mainly reflects an anticipated under-recovery of income. The position will be closely monitored, taking into account the potential impact of the increase in Building Standards fees from 1 April 2024, with mitigating action being taken by management as required across the wider Economy and Development service.

### **5. Subjective Analysis – Significant Variances**

#### **5.1 Employees - £0.031m underspend by 31 March 2025**

This projected underspend represents vacancies in the Development Management team at the start of the financial year. Recruitment to these posts is expected to complete over course of the next quarter.

#### **5.2 Income - £0.070m overspend (under-recovery) by 31 March 2025**

This projected under-recovery of income reflects the net impact of a projected under-recovery in Building Standards income of £0.138m (13.7%) and a £0.068m over-recovery in Planning income (10.9%). Due to the very demand-led nature of the income stream, which is impacted by the current economic and financial climate, the level of Planning and Building Standards income can vary over the course of the financial year, which can make it challenging to determine trends for income projection. The projections at the end of the first quarter reflect a reasonable forecast at this stage in the financial year.



## 6. Revenue Budget Virements

- 6.1. Under the Council's financial regulations, Directors and their nominated officers, in consultation with the Director of Finance and Resources, have certain delegated authority to transfer sums between subjective budget headings within a service division to enable budget management throughout the financial year. This is known as 'budget virement'.

Transfers between divisions of the same service / department in excess of £100,000, and transfers between services / departments must be authorised by the respective service Director/Chief Executive and the Director of Finance and Resources for submission to the relevant policy board for approval. Future reports may therefore ask the board to approve budget adjustments that are deemed necessary for good budget management.

The following budget adjustment reflects changes to superannuation rates for employers and is therefore for noting only:

Revenue Budget Adjustments		
Service	Amount (£m)	Reason
Planning Services	(0.174)	Contribution to reserves re reduction in employers' superannuation

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## Implications of the Report

### 1. Financial

The projected budget outturn position for the Planning and Climate Change Revenue budget is an overspend of £0.039m (6.7%) at 31 March 2025. Income and expenditure will continue to be monitored closely for the rest of the financial year and as far as possible, steps will be taken to mitigate any overspend.

### 2. HR & Organisational Development

While staffing budgets form a significant proportion of the Council's revenue budgets, there are no direct implications arising from the recommendations in this report.

### 3. Community/Council Planning

Community Plan	
Our Renfrewshire is thriving	The Council’s revenue and capital spend ensures that its facilities are fit for purpose and safe for the community, to maximise accessibility.
Our Renfrewshire is well	
Our Renfrewshire is fair	
Our Renfrewshire is safe	
Council Plan	
Reshaping our place, our economy and our future	The Council’s revenue and capital spend ensures that its facilities are fit for purpose and safe for the community, to maximise accessibility.
Building strong, safe and resilient communities	
Tackling inequality, ensuring opportunities for all	
Creating a sustainable Renfrewshire for all to enjoy	Ongoing revenue and capital budget monitoring is a tool to enable good financial management so that the Council has resources now and in the future for continued service delivery.
Working together to improve outcomes	

### 4. Legal

There are no direct implications arising from the recommendations in this report.

### 5. Property/Assets

There are no direct implications arising from the recommendations in this report.

### 6. Information Technology

There are no direct implications arising from the recommendations in this report.

### 7. Equality & Human Rights

There are no direct implications arising from the recommendations in this report.

### 8. Health & Safety

There are no direct implications arising from the recommendations in the report.

## **9. Procurement**

While Procurement is an important consideration prior to the Council incurring any revenue or capital spend, there are no direct implications arising from the recommendations in this report.

## **10. Risk**

The potential financial risk that the Council will overspend its approved revenue budgets for the year is managed at a Council-wide level by the Chief Executive and Directors.

## **11. Privacy Impact**

There are no direct implications arising from the recommendations in this report.

## **12. Cosla Policy Position**

N/a

## **13. Climate Change**

The Council aims to reduce its carbon and other emissions to net zero by 2030, however there are no direct implications arising from the recommendations in this report.

## **14. Children's Rights**

There are no direct implications arising from the recommendations in this report.

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### **List of Background Papers**

- Revenue Budget and Council Tax 2024/25, Council 29 February 2024

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**Author:** Valerie Howie, Finance Business Partner

**RENFREWSHIRE COUNCIL**  
**REVENUE BUDGET MONITORING STATEMENT 2024/25**  
**1 April 2024 to 21 June 2024**

**POLICY BOARD: PLANNING SERVICES**

Objective Summary	Approved Annual Budget	Budget Adjustments	Revised Annual Budget at Period 3	Projected Outturn	Budget Variance (Adverse) or Favourable	
	£000	£000	£000	£000	£000	%
Planning Strategy & Place	597	(36)	561	561	0	0.0%
Development Management	282	(69)	213	118	95	44.6%
Building Standards	(128)	(62)	(190)	(56)	(134)	(70.5%)
<b>NET EXPENDITURE</b>	<b>751</b>	<b>(167)</b>	<b>584</b>	<b>623</b>	<b>(39)</b>	<b>(6.7%)</b>

  

Subjective Summary	Approved Annual Budget	Budget Adjustments	Revised Annual Budget at Period 3	Projected Outturn	Budget Variance (Adverse) or Favourable	
	£000	£000	£000	£000	£000	%
Employees	1,765	(167)	1,598	1,567	31	1.9%
Premises Related	1	0	1	1	0	0.0%
Transport Related	15	0	15	15	0	0.0%
Supplies and Services	180	0	180	180	0	0.0%
Third Party Payments	0	0	0	0	0	0.0%
Transfer Payments	103	0	103	103	0	0.0%
Support Services	317	0	317	317	0	0.0%
Depreciation and Impairment Losses	0	0	0	0	0	0.0%
<b>GROSS EXPENDITURE</b>	<b>2,381</b>	<b>(167)</b>	<b>2,214</b>	<b>2,183</b>	<b>31</b>	<b>1.4%</b>
Income	(1,630)	0	(1,630)	(1,560)	(70)	(4.3%)
<b>NET EXPENDITURE</b>	<b>751</b>	<b>(167)</b>	<b>584</b>	<b>623</b>	<b>(39)</b>	<b>(6.7%)</b>



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**To: Planning and Climate Change Policy Board**

**On: 27 August 2024**

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**Report by: Chief Executive**

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**Heading: Renfrewshire Fairtrade Campaign**

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## **1. Summary**

- 1.1 Fairtrade is an international movement to support the fair, ethical and sustainable production and procurement of goods, predominantly food and drink products but also extending to cotton and other goods. Fairtrade focuses on paying a fair price for products to support low income and disadvantaged farmers, producers and workers in lower income countries.
- 1.2 Fairtrade is often recognised by the Fairtrade mark, which indicates that the production of an item has met agreed standards. Fairtrade certification has become more widespread, particularly over the past 10 years, and many large brands support Fairtrade principles and supply a range of Fairtrade products.
- 1.3 Fairtrade closely aligns with efforts to tackle the climate crisis, with the Fairtrade mark indicating adherence to fundamental principles on sustainable farming. Many Fairtrade producers and farmers are based in the global south, in areas most significantly impacted by the extremes of weather recognised to be caused by climate change.
- 1.4 Renfrewshire has a long and proud history of supporting the Fairtrade movement, with Paisley first becoming a Fairtrade town in 2003. In 2007, Renfrewshire Council agreed a motion to apply for Fairtrade Zone status for the whole Renfrewshire area, and the Council, with cross-party support, has worked with communities across Renfrewshire to continue these efforts.
- 1.5 Over the past year, there has been a refreshed grassroots campaign to support Fairtrade in Renfrewshire, led by community volunteers and stakeholder organisations such as Rainbow Turtle and True Origin, both

based in Renfrewshire. An informal steering group has been established and received appropriate support from Renfrewshire Council.

- 1.6 Renfrewshire's Fairtrade Status is due for renewal this year and Members of the Planning and Climate Change Policy Board are asked to note the recent progress of the Fairtrade movement in Renfrewshire and agree to support the renewal bid. If agreed, a formal letter will be drafted by officers and appended to the application, alongside a link to this Board report.

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## **2. Recommendations**

- 2.1 It is recommended that Members:
- Note the ongoing work of volunteers, communities and other stakeholders across Renfrewshire to support Fairtrade; and
  - Agree that Renfrewshire Council continues to support the Fairtrade movement in Renfrewshire and formally endorse the renewal of the Fairtrade Zone status.

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## **3. Background**

- 3.1 As noted above, Renfrewshire has long been committed to supporting the Fairtrade movement, with many communities, organisations, places of worship, schools and individuals across Renfrewshire playing their part.
- 3.2 Renfrewshire Council, as an anchor institution, has actively supported Renfrewshire's Fairtrade movement for over twenty years, including coordinating the award-winning Fairtrade Zone status campaign in 2007/08. Fairtrade principles have an alignment to the Council's core values, our Council Plan objectives and our commitment to tackling the climate crisis.
- 3.3 Elected Members, past and present and across all political parties, have had a significant role to play as local Fairtrade champions and their contribution to the success of the local movement over the past twenty years has been vital.
- 3.4 Renfrewshire's children and young people in our schools and nurseries have also been champions of the Fairtrade movement and are often the catalysts for changing purchasing habits within their own households. Trinity High School was the first Fairtrade school in Scotland and several Renfrewshire schools continue to support the Fairtrade movement across their school communities. The dedication of teachers and other education colleagues in Renfrewshire is gratefully acknowledged by stakeholders, delivering creative and imaginative approaches to learning about Fairtrade principles.
- 3.5 In 2019, Renfrewshire Council became one of the first local authorities in the UK to formally adopt the International Fairtrade Charter – a non-legally binding commitment to the Fairtrade principles.

- 3.6 The Council's Corporate Procurement Strategy 2023 - 2025 was approved by the Finance, Resources and Customer Services Policy Board in November 2023. It continues the Council's commitment to procuring fairly and ethically traded products where possible as well as to promote ethical procurement, working with suppliers to ensure that they do not use exploitative labour.
- 3.7 Over the past year, there has been a renewed approach to supporting Renfrewshire's Fairtrade campaigning based around the pursuit of the renewal of the county's Fairtrade Zone status. There is a changing role for the Council at a strategic level - while formal Council endorsement is a requirement of a successful renewal application, officers recognise that the campaigning works best when it is led and energised from the grassroots, with Council officers supporting, facilitating and enabling where appropriate.
- 3.8 A key focus for the local campaign has been on Fairtrade Fortnight, which for 2024 has been moved to September, to nationally recognise it is the 30 Year Anniversary of Fairtrade products first being available in the UK.
- 3.9 In the run up to Fairtrade Fortnight, Paisley's 10K Road Race took place on 18 August with the Council sponsoring the provision of Fairtrade bananas, as in previous years, and promoting Renfrewshire's Fairtrade campaign. Further partnering opportunities are being explored with OneRen colleagues.
- 3.10 Throughout May and June, local school pupils were working hard producing fantastic artwork to be displayed in an exhibition which will take place on 9 September to formally launch Fairtrade Fortnight in Renfrewshire. The artwork is part of a competition, and the winning artists will be announced on the night. Howard Msukwa, a producer/farmer from Malawi will be the special guest speaker. The exhibition will thereafter be available for touring to any schools, communities or organisations across Renfrewshire who would like to use it. In addition, a collage of all the artwork received by school pupils will be displayed in the 'hoarding' outside the Paisley Museum site.
- 3.11 Finally, the Scottish Fair Trade Forum have selected Renfrewshire to host the Campaigner Conference for Fairtrade Fortnight, which will take place on 14 September in The Wynd Centre, Paisley.
- 3.12 All of these events will complement other activities across Renfrewshire's towns and villages and help to build a picture of local support and activism. The renewal process is being led by the volunteer campaigners, and they require the Council's assistance through:
- a formal statement of support;
  - a continued commitment to use fairly traded products where possible (in line with the Corporate Procurement Strategy); and
  - some practical and small financial contributions to the Renfrewshire-wide activities, such as purchasing prizes for the winning entries into the schools' art competition and paying for venue hire where appropriate.

- 3.13 On the latter point, as noted in the financial implications section below, this will be taken from the existing budget allocated for this purpose following a Council Budget motion in March 2020. This allocated '£0.010m ongoing support to Fairtrade'. This was to cover a period of two years, however due to the covid pandemic and local demand, a balance remains which can be used to support the current activities.

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## Implications of the Report

1. **Financial** – the Council is contributing minor financial (and other resource) support to the activities outlined in the paper. This has been made available from a previously committed sum of £0.010m as part of a Council Budget motion in March 2020, of which a balance remains.
2. **HR & Organisational Development** –none.
3. **Community/Council Planning** – the core principles around Fairtrade align with the Council and Community Plans, particularly around fairness, tackling poverty and food security, respect for the environment, protection for children and living our values.
4. **Legal** - none
5. **Property/Assets** – none
6. **Information Technology** - none
7. **Equality and Human Rights** - the recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. Within the Fairtrade movement itself, core principles align closely with the fundamentals of equality and human rights, particularly working towards gender equality, fairer working rights, food security and tackling child labour.
8. **Health and Safety** - none
9. **Procurement** – there is clear alignment to Renfrewshire's Procurement Strategy, where there is a commitment to continue to include options for the procurement of fairly and ethically traded goods and services in our tenders.
10. **Risk** – none
11. **Privacy Impact** – none
12. **Climate Risk** – the Fairtrade movement closely aligns with the principles of climate justice, particularly focused on local sustainability and environmental protection.
13. **Children's Rights** – the Fairtrade movement also aligns with the rights of children in standing against child labour globally. At a local level, as outlined in sections 3.4 and 3.10, there has been a particular focus on engaging with children and young people about the Fairtrade movement.
14. **COSLA Policy Position** – none

**Author:** Pauline Moss, Strategy, Policy and Insight Manager





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**To: Planning and Climate Change Policy Board**

**On: 27 August 2024**

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**Report by: Chief Executive**

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**Title: Developer Contributions (Education) – new planning guidance**

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**1. Summary**

- 1.1 This report offers members an update on the proposed publication of planning guidance on potential education contributions from new housing development in Renfrewshire.
- 1.2 The draft guidance supplements and aligns with the current relevant Local Development Plan (LDP) policy I8 on Developer Contributions.
- 1.3 The draft guidance will be published for a period of stakeholder consultation in autumn 2024 before being brought back to Board for formal approval as Council policy.

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**2. Recommendations**

- 2.1 It is recommended that the Board:
    - (i) Note the contents of this report;
    - (ii) Delegate authority to the Head of Economy and Development, in consultation with the Convenor, to make any incidental changes (as required) to the approved draft guidance because of the publication of the latest Renfrewshire School Roll data;
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### **3. Background**

- 3.1 Planning and Climate Change Policy Board considered and approved draft planning guidance in March 2024 relating to developer contributions (education) from new housing developments.
- 3.2 Since March 2024, Scottish Government have published a consultation document on an Infrastructure Levy. The Council's proposed response to this consultation is the subject of a separate report to Board. However, as a reminder to members, the draft guidance has been prepared with consideration that such a mechanism may become available to Renfrewshire Council later.
- 3.3 Edge Analytics were commissioned by Renfrewshire Council in 2023 to review existing school rolls for all Renfrewshire primary and secondary schools and assess all known housing sites in the area to produce longer term roll forecasts. This work has taken longer than originally envisaged and has delayed the Council's publication of the draft planning guidance. This is because the forecast rolls are fundamental to the assessment of individual housing sites within school catchments.

### **4 Update**

- 4.1 The Council believe they will now be able to publish the school roll forecasts for individual schools in autumn 2024. Therefore, the intention will be to publish the draft planning guidance as soon as possible thereafter for stakeholder consultation.
- 4.2 The availability of the planning guidance will be widely publicised in communication channels with key stakeholders – community councils, housebuilders, developers, elected members, etc, to maximise the opportunity for those wishing to submit comments on the draft to do so within a defined 6 week period.
- 4.3 Once the consultation period ends a report will be brought back to Planning and Climate Change Policy Board with a recommendation to approve the final version of the guidance as Council policy.
- 4.4 Applicants for planning permission for residential development will be expected to use the guidance in shaping their planning applications and to allow them to make allowance for any financial or other contribution that may be expected from that proposed development.

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### **Implications of the Report**

- 1. **Financial** – Significant potential impact, depending on the successful implementation of any new developer contributions policy.

2. **HR & Organisational Development** – Examination going forward of the additional resources required to negotiate planning obligations because of submitted / approved planning application.
  3. **Community/Council Planning –**
    - *Our Renfrewshire is thriving* – The new developer contributions policy can assist in supporting new or enhanced community infrastructure (schools) in connection with new housing for pupils living in the local area;
    - *Building strong, safe, and resilient communities*: The policy can assist in the forward planning of education capacity requirements across Renfrewshire's varied communities and achieve positive education outcomes for our younger residents;
  4. **Legal** – Likelihood of additional resource demand being placed on Council's Legal Team in terms of negotiating and confirming planning obligations (including Section 75 Agreements) for a larger number of planning applications.
  5. **Property/Assets** – None.
  6. **Information Technology** – None.
  7. **Equality & Human Rights -**
    - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
  8. **Health & Safety** – None.
  9. **Procurement** – None.
  10. **Risk** – None.
  11. **Privacy Impact** – None.
  12. **COSLA Policy Position** - None.
  13. **Climate Risk** – None.
  14. **Children's Rights** – N/A
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**Authors:**

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# RENFREWSHIRE COUNCIL

## SUMMARY OF APPLICATIONS TO BE CONSIDERED BY THE PLANNING AND CLIMATE CHANGE POLICY BOARD ON 27/08/2024

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
23/0193/PP  <b>Ward 9</b>	Mr Tom Milligan Lochbarr Services Ltd, Newton Of Barr, Lochwinnoch, PA12 4JB	1 Newton Of Barr Lochwinnoch PA12 4JB	Use of land as caravan site with associated installation of 33 serviced caravan pitches.	A
<b>RECOMMENDATION:</b> Refuse				
23/0622/EB  <b>Ward 10</b>	Energy Consents Unit Scottish Government 5 Atlantic Quay 150 Broomielaw Glasgow G2 8LU	Site Between Turningshaw Farm And Knowes Farm Houston Road Houston Johnstone	Installation of a solar farm and battery energy storage system and associated infrastructure with a generating capacity of up to 100mw (Energy Consents Unit consultation request)	B
<b>RECOMMENDATION:</b> Continue				
23/0649/AD  <b>Ward 10</b>	Sainsbury's Supermarkets Ltd 33 Holborn London United Kingdom EC1N 2HT	63 Crosslee Crescent Houston Johnstone PA6 7DT	Display of illuminated signage comprising fascia sign, projecting sign, 3no. totem signs and 1no. ATM sign	C
<b>RECOMMENDATION:</b> Grant subject to conditions				
24/0183/PP  <b>Ward 12</b>	Mrs Amanda Stewart WRC Recycling Ltd 6 Newmains Avenue Inchinnan Business Park Erskine PA4 9RR	6 Newmains Avenue Inchinnan Renfrew PA4 9RR	Application under section 42 to vary condition 3 (type of materials to be processed) of planning permission 21/1523/PP for the erection of a recycling shed and increase in throughput of recycling material from 22,575 tonnes to a maximum of 75,000 tonnes.	D
<b>RECOMMENDATION:</b> Grant subject to conditions				
24/0261/PP  <b>Ward 9</b>	Mr Robert Seaton Site On Northern Boundary Of High Linthills Linthills Road Lochwinnoch	Site On Northern Boundary Of High Linthills Linthills Road Lochwinnoch	Erection of holiday lodge	E
<b>RECOMMENDATION:</b> Grant subject to conditions				

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
24/0316/PP  <b>Ward 4</b>	P Zace PZ Investments Limited 22 Rankeillor Street Edinburgh EH8 9HY	Priory Park Nursing Home 19 - 21 Main Road Paisley PA2 6AJ	Conversion of vacant nursing home to form 17 flats with associated parking and landscaping.	F

**RECOMMENDATION:** Grant subject to conditions

24/0323/PP  <b>Ward 11</b>	Mar Hall Hospitality Limited C/O Agent Turley 7-9 North St David Street Edinburgh EH2 1AW	Mar Hall Mar Hall Drive Bishopton PA7 5NW	Erection of 30 holiday lodges and associated access, drainage, and landscaping works.	G
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**RECOMMENDATION:** Grant subject to conditions

24/0362/LB  <b>Ward 1</b>	Renfrewshire Council Renfrewshire House Paisley PA1 1JD	Former Renfrew Museum The Brown Institute 41 Canal Street Renfrew PA4 8QA	Demolition of the Brown Institute (retrospective).	H
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**RECOMMENDATION:** Grant subject to conditions

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Total Number of Applications to be considered = **8**

**Report by Chief Planning Officer**  
**Planning and Climate Change Policy Board: 27 August 2024**

<b>Reference No</b>	23/0193/PP
<b>Application Type</b>	Planning Permission
<b>Proposal</b>	Use of land as caravan site with associated installation of 33 serviced caravan pitches.
<b>Location</b>	1 Newton of Barr, Lochwinnoch, PA12 4JB
<b>Ward</b>	9 - Johnstone North, Kilbarchan, Howwood and Lochwinnoch
<b>Community Council</b>	Lochwinnoch Community Council
<b>Applicant</b>	Mr Tom Milligan
<b>Recommendation</b>	Refuse
All plans, reports, documents and representations relating to this application can be viewed in full online at <a href="https://pl-bs.renfrewshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=RT8ZHOMWGMYY00">https://pl-bs.renfrewshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=RT8ZHOMWGMYY00</a>	

This report fulfils the requirements of regulation 16, Schedule 2, paragraphs 3(c) and 4 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.

The report is presented to the Planning and Climate Change Policy Board in line with the Council's Scheme of Delegation.

**Proposal**

This application seeks planning permission for the use of land at 1 Newton of Barr as a caravan site with the associated installation of 33 serviced caravan pitches. Newton of Barr extends to approx. 4.67 hectares in area. The proposed development is located within the centre of this area, and extends to approx. 1.3 hectares in area.

The serviced caravan pitches are arranged in an E shape. There is also an associated waste, recycling and sanitary disposal point proposed. The site is accessed via the A760 to the north east.

**Site Description**

Newton of Barr is located to the south west of Lochwinnoch. It is triangular in shape, and bound by the A760 to the north east, a woodland strip to the west with a residential property beyond, and a woodland strip to the south west with the national cycle network beyond.

There is a mix of existing uses on the site. These include a leisure centre with artificial pitches, three grass pitches (in the north west corner, north east corner and adjacent to the south east boundary), and approx. 12 informal caravan pitches located in the centre of the site. There is a dwellinghouse adjacent to the site access however this is outwith the ownership of the applicant.

The proposed 33 serviced pitches would be located on the combined area of the 12 existing caravan pitches and the grass pitch adjacent to the south east boundary which is currently designated as an area of open space.

**Pre-Application Consultation with Officers**

The Scottish Government strongly encourages constructive pre-application discussions between prospective applicants and the planning authority. Pre-application discussions seek to identify key planning considerations at an early stage and help inform what supporting information is required to support a subsequent application.

Pre-application discussions have taken place, focusing on the following matters:

- The requirement for planning permission for the caravan pitches.

### **Negotiated Improvements**

Following submission, the following changes have been negotiated between officers and the applicant:

No changes have been negotiated.

### **Site History**

The planning history for the site is as follows;

Application No: 14/0787/PP

Description: Refurbishment of existing indoor football facility and erection of dwellinghouse and garage (Section 42 application for the deletion of Condition 7 of planning approval 11/0036/PP relating to a restriction on occupation of the dwellinghouse).

Status; Granted subject to conditions.

Application No: 11/0036/PP

Description: Refurbishment of existing indoor football facility and erection of dwellinghouse and garage.

Status; Granted subject to conditions.

Application No: 10/0843/PP

Description: Siting of mobile snack bar

Status; Granted subject to conditions.

### **Consultations**

**SportScotland** – No objections.

**S.E.P.A** – advise that the information supplied with the planning application is insufficient to allow an assessment to determine the potential impacts in relation to flood risk. As this information has not been provided, SEPA therefore, has a holding objection to the proposed development.

**Environment, Housing & Infrastructure (Env. Protection)** - No objections. Advise that the development will require a Caravan Site License before the site is operational.

**Chief Executive's Service (Roads Development)** – No objection subject to conditions.

**Scottish Water** – No objection.

**Lochwinnoch Community Council** – Advise that they would object to the application if it is for static residential caravans or long term storage on the grounds that this would be contrary to the local development plan and an unsuitable development in the conservation village and Clyde Muirshiel Regional Park. There would not be sufficient infrastructure to support a development of this nature, and the area is at risk of flooding.

However if the development is for short term towed caravans, camper vans and tents the community council would support the application on the basis that such a development would be an extension of the existing facilities at the site, the site is suitably screened, the facilities at the site can manage such a development, use of the site for short term tourism is encouraged by Renfrewshire Council policies, and additional short stay serviced caravan pitches would support local community and viability of village shops and services.



## **Representations**

The application has been publicised in line with the requirements of the relevant legislation.

The following representations were received:

Object - 2  
Support - 0  
Neutral – 0

The matters raised in the letters of representation can be summarised as follows.

1. There is insufficient detail within the submission.
2. Organisation and maintenance of the site is poor. Development could have detrimental impact on conservation village.
3. There is no requirement for the car parking adjacent to the “small” football pitch.
4. Object to any caravan storage at the site.
5. The caravan pitches are isolated with no obvious landscape proposals that could provide a practical and visual structure for the site and its possible future development. Careful consideration is required over the future development of this important site.
6. No indication as to how long caravans would stay at the site. Length of stays should be limited.
7. No indication as to the surfacing of the caravan area or the access road.
8. The area is at flood risk, and the submission requires a flood risk assessment.

## **Policy Context**

In making any determination under the Planning Acts, regard is to be had to the development plan unless material considerations indicate otherwise. In this instance the Development Plan consists of National Planning Framework 4 (NPF4) and the Renfrewshire Local Development Plan (2021) (LDP).

The following provisions of the Development Plan are considered relevant to the determination of this application:

### **National Planning Framework 4**

Policy 1 - Tackling the climate and nature crises  
Policy 2 - Climate mitigation and adaptation  
Policy 3 – Biodiversity  
Policy 6 – Forestry, woodland and trees  
Policy 8 – Green belts  
Policy 13 – Sustainable transport  
Policy 14 – Design, quality, and place  
Policy 20 – Blue and green infrastructure  
Policy 21 – Play, recreation and sport  
Policy 22 – Flood risk and water management  
Policy 29 – Rural development  
Policy 30 - Tourism

Full details relating to the policies of the NPF4 can be found [online](#).

### **Renfrewshire Local Development Plan**

Policy ENV1 – Green Belt  
Policy ENV2 – Natural Heritage  
Policy E4 – Tourism  
Policy P6 – Open Space

Policy I1 – Connecting Places  
Policy I3 – Flooding and Drainage

New Development Supplementary Guidance

Delivering the Environment Strategy – Green Belt and Regional Parks  
Delivering the Economic Strategy - Tourism

Full details relating to the policies of the LDP can be found [online](#).

Other relevant policies and guidance

Renfrewshire's Tourism Plan 2024-2027

**Submitted Reports and Assessments**

In assessing and reporting on a planning application the Council is required to provide details of any report or assessment submitted as set out in Regulation 16, Schedule 2, para 4(c) (i) to (iv) of the Development Management Regulations.

The following reports and assessments were submitted in support of the application:

None.

**Scottish Ministers Direction**

In determining a planning application, the Council is required to provide details of any Direction made by Scottish Ministers under Regulation 30 (Directions requiring consultation), Regulation 31 (Directions requiring information), Regulation 32 (Directions restricting the grant of planning permission) and Regulation 33 (Directions requiring consideration of condition) of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, or under Regulation 50 (that development is EIA development) of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.

None.

**Planning Assessment**

Section 25 of the Town and Country Planning (Scotland) Act requires decisions on planning applications to be made in accordance with the Development Plan unless material considerations indicate otherwise. Key matters in assessment of this application are flood risk, loss of open space and green belt location.

SEPA have advised that the application site is shown to be fully at risk of flooding from the River Calder based on the SEPA Future Flood Maps.

Policy 22 of NPF4 states that development proposals at risk of flooding or in a flood risk area will only be supported if they are for essential infrastructure where the location is required for operational reasons, water compatible uses, redevelopment of an existing building or site for an equal or less vulnerable use, or redevelopment of previously used sites in built up areas where the LDP has identified a need to bring these into positive use.

SEPA advise that they do not consider the proposal to meet any of the exceptions listed above. In addition, they consider the application to fall within the most vulnerable land use classification. Introducing formal overnight accommodation pitches would increase the overall risk by increasing the number of people and receptors on the site. SEPA further advise that touring caravans are classed as 'most vulnerable' and as they do not have foundations, and flooding underneath or around the supports could cause damage or

movement in the event of a flood. SEPA also raise concerns over the provision of safe access and egress from the site in the event of a flood. It has also not been demonstrated whether there will be a reduction in functional floodplain capacity due to the development.

In view of the above, SEPA have submitted a holding objection to the proposed development as it has not been demonstrated that the proposals will not result in an overall increase in flood risk.

To overcome the holding objection, SEPA have advised that a detailed Flood Risk Assessment (FRA) should be undertaken by a suitably qualified professional to further assess and define the flood risk at the site.

The detailed FRA was first requested by the Council on the 20<sup>th</sup> July 2023. In response the applicant advised that in their view the development does fall within the exceptions detailed in Policy 22, namely redevelopment of an existing site for an equal or less vulnerable use. The applicant further advised that the proposed use is equal to the current use of part of the site, the site can be closed and clients asked to vacate if a flood alert is in place, and there will be no reduction in floodplain capacity. Touring caravans can be removed from the site with little notice if necessary.

The above response has not been accepted by SEPA, and the holding objection has been maintained. No further detailed flood risk information or a FRA has been submitted by the applicant despite several further requests by the Council. SEPA have advised that if the applicant does not provide the detailed flood risk information as requested then the representation from SEPA should be considered as an objection.

The provisions of NPF4 policy 22 with respect to flood risk are noted above. It is not considered that any of the exceptions listed in policy 22 would apply to the development. The development is not for essential infrastructure, it is not a water compatible use, it is not redevelopment of an existing site and rather is intensification of an existing most vulnerable use, and it does not constitute redevelopment of a previously used site in a built up area where the LDP has identified a need to bring the site into positive use.

Policy 13 of the LDP states that a precautionary approach will be adopted to the reduction of flood risk from all sources. Avoidance is the first principle of sustainable flood risk management, and new development requires to avoid areas susceptible to flooding.

The applicant has not submitted the information necessary to demonstrate compliance with policies 22 of NPF4 or 13 of the LDP, or address the points raised in the holding objection from SEPA. The development does not therefore comply with policies 22 of NPF4 or 13 of the LDP. It is considered that the applicant has been provided with sufficient time to submit the information requested by SEPA.

The application site is located within the green belt.

Policy 8 of NPF4 states that tourism uses will be supported within a green belt designation as defined by the LDP. This is on the basis that a number of additional requirements are met.

In this instance, the green belt location is essential as the development seeks to formalise and expand upon the existing uses already operating at the site which includes caravan pitches. The purpose of the green belt at this location would not be undermined.

The proposal is compatible with the established character of the area. The site already operates a mix of uses. The pitches would be set back from the A760 and behind the leisure centre and detached dwellinghouse. The site is also screened from the south and west by

woodland and would not be overly visible from external locations. The visual impact on the green belt would therefore be minimal. It is not considered that there would be significant long-term impact on the environmental quality of the green belt.

Given the characteristics of the site as noted above it is also not considered that the development would have a detrimental impact on the character and appearance of the adjacent Lochwinnoch Conservation Area.

Policy ENV1 of the LDP also states that tourism related development will be supported in the green belt in principle provided it is acceptable under Policy E4 of the LDP.

Policy E4 of the LDP states that proposals for sustainable tourism development will be supported where it can be demonstrated that the assessment criteria are met.

In this instance the proposed development is capable of strengthening the appeal and attraction of Renfrewshire to a range of visitors by expanding the infrastructure and facilities available to accommodate touring caravans.

It is noted that the Council's Tourism Plan aims to grow opportunities around outdoor activities, the natural environment, and historic villages. An outcome of this is to increase the capacity to attract and accommodate visitors. It is also noted that Lochwinnoch Community Council have offered support for the application on the basis that it would be for short stay serviced caravan pitches.

The applicant has confirmed that the development would be for short-term stay or touring caravans, with no static caravans proposed. The applicant states that such a development would support the local economy as it could bring about an increase in local spending at pubs, restaurants, and shops. They also state that the location is well suited for visitors wanting to make use of outdoor pursuits such as Castle Semple Loch and the national cycle network, and surrounding villages could also benefit from local tourism travel.

The scale of the development is considered to be proportionate to the landscape character and setting of the area. It will complement existing tourist facilities in the area.

Roads Development have offered no objections to the capacity of the local road network to accommodate additional visitors to the area. Recommendations are made with regard to works required at the site to accommodate the development. These could be secured through appropriate planning conditions.

It is considered that a site specific locational need has been demonstrated given the existing facilities which exist at the site, and its location within Clyde Muirshiel Regional Park and in proximity to other tourist attractions.

The New Development Supplementary Guidance sets out further considerations which apply to tourist developments.

The proposed development will add to the appeal and attraction of Renfrewshire as a visitor destination, and contribute to the local economy. It will complement existing tourist facilities in the area.

There are no significant detrimental impacts on visual amenity, built heritage, natural heritage interests, biodiversity, and landscape character.

The design of the development is appropriate for the location, and is compatible with neighbouring land uses. The position of the pitches within the site, and the existing mature screening to the south and west, reduces the visual impact of the development.

There have been no objections from consultees with regard to infrastructure capacity to serve the development.

While the site would be accessed by touring caravans, its location in proximity to Lochwinnoch Village, the national cycle network and Lochwinnoch train station mean that some journeys within the area by persons staying at the site could be undertaken by walking, cycling and public transport.

The site-specific locational need for the development has been demonstrated above.

The opportunities to incorporate low carbon generating technologies are limited given the nature of the proposed development.

On balance it is considered that the development complies with Policy E4 and the associated New Development Supplementary Guidance on tourism development.

The development is also therefore considered to be acceptable in principle under policy ENV1 of the LDP.

All development proposals must thereafter be assessed against the green belt development criteria set out within the New Development Supplementary Guidance.

There will be no loss of prime quality agricultural land or agricultural land of lesser quality that is locally important.

There will be no adverse impacts on the qualities of wild land.

Traffic and access infrastructure can be sensitivity accommodated. The access to the site from the A760 already exists, and Roads Development have sought the formalisation of this access in addition to requirements relating to surfacing, sight lines and external links. These matters could be addressed via condition.

It is not considered that the development would have a significant effect on public water supply or the water environment from pollution risk.

Roads Development have recommended additional links to enhance connectivity between the site and surrounding active travel routes, namely the national cycle network to the south. Again, these matters could be managed via condition.

With regard to open space, it is noted that the caravan pitches would be located on an area of land within the application site which is designated as open space under Policy P6 of the LDP. The land has previously been used as a football pitch, and Sportscotland have been consulted as the football pitch would be lost to accommodate the development.

Sportscotland have advised they have undertaken consultation with OneRen, local clubs and the sports governing body to better understand pitch activity in the local area. It is stated that the pitch has not contributed to playing capacity locally for a number of years, and that existing alternative grass pitch capacity is generally meeting the demand of users in Lochwinnoch. The information received by Sportscotland indicates that the change of use would not impact on users and the overall pitch capacity locally. Sportscotland therefore has no objection to the proposed development.

Policy P6 and the associated new development supplementary guidance states that areas of valuable and functional open space, recreation provision and amenity space will be protected from development. The proposed development was therefore advertised as development potentially contrary to the development plan.

However, the consultation with Sportscotland demonstrates that the open space is now no longer valued as a recreational asset, and that alternative grass pitch capacity is generally meeting demand in the area. The open space is located at the rear of the site and is not generally accessible or visible from public vantage points. There will not be a significant net loss of open space, and Sportscotland advise there is no requirement to provide alternative provision at another site. The amenity of the surrounding area will not be significantly affected by the loss of the open space and by the nature of the proposed development, and the benefit of the development to tourism outweighs the present limited open space value of the site. In this instance therefore it is considered that the loss of this designated area of open space is acceptable.

Sportscotland have also advised that the proposed development therefore also meets the requirements of NPF4 Policy 21.

Roads Development have recommended additional connections to enhance access from the site to areas of open space. This could be managed via condition.

The development will not have a significant detrimental impact on the local landscape character given the enclosed nature of the site.

There have been no objections from consultees with regard to provision of services, and there will be no significant detrimental effect on identified nature conservation interests including species and habitats.

A soft and hard landscaping scheme for the site and proposed boundary treatments can be managed via condition.

In view of the above, it is considered that the development complies with Policy ENV1 of the LDP.

Policy 30 of NPF4 also provides support for new or extended tourist facilities including caravan and camping sites in locations identified in the LDP.

While the LDP does not specifically designate areas for tourist facilities or accommodation, it is noted above that the development complies with LDP policies ENV1 and E4.

Policy 30 states that proposals for tourism related development will take into account the following factors.

The development will contribute to the local economy by providing accommodation for tourists. The accommodation is accessible from Lochwinnoch by walking and cycling, and tourists staying at the site could spend money at the local shops and services available within the village.

The nature and scale of the activity is compatible with the area. The comments from Lochwinnoch Community Council are noted again with respect to the community council offering support for short term caravans, motorhome and camping but not for long term static caravans or storage of caravans.

The development would not hinder provision of homes or services for local people, and would not have a detrimental impact on the local community.

There are opportunities for sustainable travel given the proximity of the site to Lochwinnoch, the national cycle network, Lochwinnoch train station, and tourist facilities at Castle Semple.

The applicant has advised that touring caravans can be an accessible accommodation option for disabled people as they can travel with their equipment and/or medication.

Measures to reduce carbon emissions are limited given the nature of the development.

Access to the natural environment could be enhanced as per the recommendations from Roads Development.

In view of the above, it is considered that the development would comply with Policy 30 of NPF4.

The development would also comply with Policy 29 of NPF4 as it could contribute positively to the viability and diversity of the local rural economy. The development is suitably scaled, sited, and designed.

The development is located within the Clyde Muirshiel Regional Park.

Policy 20 of NPF4 states that development proposals in regional and country parks will only be supported where they are compatible with the uses, natural habitats, and character of the park. Given the above assessment it is considered that the development is compatible with the regional park.

The New Development Supplementary Guidance also sets out several assessment criteria with regard to development proposals within the Clyde Muirshiel Regional Park.

In this instance the development will bring economic benefits to the area.

There will be no significant impact on nature conservation, landscape character or heritage resources.

The development will not cause significant conflict with neighbouring land uses.

There are opportunities for active travel, and Roads Development have recommended additional linkages to improve accessibility at the site.

The proposed development is appropriate in design and scale to its surroundings, and will have no significant impact on the visual amenity of the area given the enclosed nature of the site.

The development will not prevent or significantly impact upon recreational access to the surrounding area.

The proposed site plan indicates that all existing trees within the application site boundary will be retained. A condition could be applied to ensure that measures are put in place to protect these trees, and the trees along the boundaries of the site, during the construction phase.

The site is currently considered to be of low ecological and biodiversity value as it primarily comprises of existing areas of hardcore and mown grassland. While most of the grassland

would be removed to accommodate the caravan pitches, there is ample opportunity elsewhere within the site and within the overall land owned by the applicant to deliver biodiversity gain. It is considered that this could be managed as part of the landscaping condition.

There are no local or national designated sites of nature conservation within the application site boundary. The nearest designated sites are the Garthland Lodge Wood to the east of the site on the opposite side of the national cycle network, and Castle Semple and Barr Site of Special Scientific Interest approx. 500m to the south east. It is not considered likely that the development would have a significant effect on these designations given the nature of the proposed development, the separation distance, and the intervening land use, topography, and vegetation.

In view of the above, it is considered that the development complies with policies 3 and 6 of NPF4 and ENV2 of the LDP.

Roads Development have offered no objections to the development with regard to traffic generation, road safety or the capacity of the local road network. While the nature of the development would necessitate access via car, journeys thereafter to local amenities could be undertaken by walking or cycling.

Roads Development have sought the formalisation of the existing access in addition to requirements relating to surfacing, sight lines and external links. These matters could be addressed via condition.

It is considered that the development complies with policies 13 of NPF4 and I1 of the LDP.

Policy 14 of NPF4 seeks to ensure that proposals are designed to improve the quality of an area whether in urban or rural locations and regardless of scale. The enclosed nature of the site ensures that the development will not have a significant impact on the character and appearance of the place, and I am satisfied the development aligns with policy 14.

Finally with regard to policies 1 and 2 of NPF4, the development is not considered to have a significant impact with respect to greenhouse gas emissions or nature. However, the applicant has not demonstrated that the development is acceptable with respect to flood risk. The development is therefore considered to be contrary to policy 2 with regard to the requirement for the development to be sited and designed to adapt to current and future risks from climate change which would include flood risk.

In response to the points raised in the letter of representation:

1. A flood risk assessment has not been submitted as noted in the foregoing assessment. The information in relation to this matter is insufficient to assess flood risk. In relation to other matters it is considered that there is sufficient detail within the submission to assess these and for these to be controlled via condition as noted in the foregoing assessment.
2. It is not considered that the development would have a detrimental impact on Lochwinnoch Conservation Area.
3. This area already exists, and does not fall within the scope of the current application.
4. A condition could be used to prohibit caravan storage at the site.
5. A landscaping scheme for the site can be requested via condition.
6. The applicant has indicated that the use of the site would be for short stay.
7. Confirmation of hard surfaces can be sought via condition.
8. A flood risk assessment has not been submitted as noted in the foregoing assessment.

## **Section 75 Obligations**



The Council is required to provide a summary of the terms of any planning obligation which is required to be entered into under Section 75 of the Town and Country Planning (Scotland) Act in relation to the grant of permission for the proposed development:

None.

### **Conclusion**

The proposed development is considered to be acceptable with regard to the applicable policies on green belt and open space. It also complies with the policies on tourism development, and could contribute positively to the viability and diversity of the local rural economy.

However the applicant has failed to demonstrate that the development is acceptable with regard to flood risk at the site, and it is noted that SEPA as a statutory consultee have objected to the development. On balance the matters relating to flood risk are considered to take precedent, and the application is therefore recommended for refusal on the basis it is contrary to policy 22 of NPF4 and I3 of the LDP.

### **Recommendation**

Refuse

### **Reason(s) for Recommendation**

1. The proposed development is unacceptable as it is located within a flood risk area. It does not align with the precautionary and avoidance principles advocated by Policy I3 of the Adopted Local Development Plan and the associated New Development Supplementary Guidance on flooding and drainage, and does not meet the criteria for any of the exceptions listed in Policy 22 of National Planning Framework 4.

### **Schedule of Plans Determined**

Drawing Number	Revision	Drawing/Document Title
771 A2-01	A	Proposed Site Plan
771 L-02	A	Location Plan
771 L-03	A	Existing Site Plan

For further information please contact James Weir, Development Standards Team, Email: james.weir@renfrewshire.gov.uk



**Report by Chief Planning Officer**  
**Planning and Climate Change Policy Board: 27 August 2024**

<b>Reference No</b>	23/0622/EB
<b>Application Type</b>	Electricity Undertaking Determination
<b>Proposal</b>	Installation of a solar farm and battery energy storage system and associated infrastructure with a generating capacity of up to 100mw (Energy Consents Unit consultation request)
<b>Location</b>	Site Between Turningshaw Farm and Knowes Farm, Houston Road, Houston, Johnstone
<b>Ward</b>	10 – Houston, Crosslee and Linwood
<b>Community Council</b>	Houston Community Council
<b>Applicant</b>	Energy Consents Unit Scottish Government
<b>Recommendation</b>	Defer decision
All plans, reports, documents, and representations relating to this application can be viewed in full online at <a href="https://www.energyconsents.scot/ApplicationDetails.aspx?cr=ECU00004825">https://www.energyconsents.scot/ApplicationDetails.aspx?cr=ECU00004825</a>	

The purpose of this report is to present for the consideration of the Planning and Climate Change Policy Board a formal consultation from the Energy Consents Unit (ECU) on an application made under Section 36 of the Electricity Act 1989 for a 100MW solar farm and battery energy storage system and associated infrastructure on land between Turningshaw Farm and Knowes Farm, Houston Road, Houston, Johnstone. The Section 36 application includes an application for deemed planning permission for the same development under Section 57(2) of The Town and Country Planning (Scotland) Act 1997.

Scottish Ministers are responsible, under Section 36 of the Electricity Act 1989, for the authorisation of any new, or extensions to existing, electricity generation schemes with a generation capacity in excess of 50 Megawatts (MW). As the proposed solar farm and battery energy storage system would have a maximum installed capacity of 100MW, Renfrewshire Council has been formally consulted on the proposed development by the ECU in terms of Section 36 of the Electricity Act 1989.

The Council is a formal consultee in this process and not the determining or consenting authority. Scottish Ministers are the determining authority. In procedural terms the Council, as Planning Authority, requires to provide a response to the ECU that would then be taken into consideration as part of the consenting process.

The consultation from the ECU was received on the 31<sup>st</sup> October 2023, with an initial response deadline of the 29<sup>th</sup> February 2024. The deadline has subsequently been extended to the 29<sup>th</sup> March 2024 and then to the 28<sup>th</sup> May 2024 due to several deficiencies within the submission which require to be addressed. These deficiencies are set out in the below assessment. The current deadline for a response is the 30<sup>th</sup> August 2024.

In response to the ECU consultation the Council can either:

- Offer no objections to the Section 36 application as submitted;
- Offer no objections subject to the imposition of appropriate conditions and/or legal obligations it considered necessary to make the development acceptable (it should be noted that responsibility for discharging conditions and/or the legal obligations would fall upon the Council), or;

- Object to the application, stating the grounds on which the objection is made. Members should note at this point that a decision to object to the application would trigger a public local enquiry in terms of Section 62 and schedule 8 of the Electricity Act 1989.

However, in this instance given the deficiencies within the submission it is not considered that the Council is in a position to issue a formal response at this stage. It is recommended that the decision on the consultation is deferred for the reasons outlined in the below assessment and conclusion.

While the consultation response would normally fall within the scheme of delegation to be determined by officers, the scheme of delegation allows for officers to refer applications to the Board. The application has been referred in this instance to allow the proposed development to be fully considered given the scale of the development and the potential environmental matters associated with solar farms and battery energy storage facilities.

### **Proposal and Site Description**

The proposed development is for a solar farm and battery energy storage system and associated infrastructure with a generating capacity of up to 100MW. It comprises of the solar PV panels with associated sub stations, cctv cameras and permitter post and wire fencing, the battery energy storage facility, and the associated internal service tracks.

The application site boundary extends to approx. 129 hectares of land to the east of Houston which is bisected by the B790. Approx. three quarters of the solar panels will be positioned on land to the north of the B790 either side of Turningshaw Road. This area predominantly comprises of flat agricultural land with pockets of woodland to the west and east. Approx. one quarter of the solar panels will be positioned on land to the south of the B790 either side of Moss Road. This part of the development is also proposed to accommodate the battery storage area. Again, this area predominantly comprises of flat agricultural and grassland with pockets of woodland to the south.

### **Pre-Application Consultation with Officers**

The Scottish Government strongly encourages constructive pre-application discussions between prospective applicants and the planning authority. Pre-application discussions seek to identify key planning considerations at an early stage and help inform what supporting information is required to support a subsequent application.

Pre-application discussions have taken place, focusing on the following matters:

- The visual impact of the proposals, and the consenting process.

### **Negotiated Improvements**

Following submission, the following changes have been negotiated between officers and the applicant:

No changes have been negotiated.

### **Site History** (if applicable, site history will be listed here)

None

### **Consultations**

**Glasgow Airport Safeguarding** – Have issued a holding objection pending review of the glint and glare assessment.

**Environment, Housing & Infrastructure (Env. Protection)** – No objection subject to condition relating to noise from plant, machinery, and equipment.

**NATS** – No objection.

**Chief Executive's Service (Roads Development)** – There are no objections to the development. However, a suite of wide ranging comments have been provided which cover matters relating to required amendments to the Transport Statement, the implementation of the development and management of the construction phase, access, intervisible passing places and the impact on the local road network, active travel requirements, and mitigation in relation to glint and glare.

**Scottish Power Networks (Transmission Sites)** – No comments.

**Scottish Power Networks (Distribution Sites)** – No objections.

**West Of Scotland Archaeology Service** - No objection subject to condition relating to the implementation of a programme of archaeological works.

**Scottish Gas Networks** - Formal objection until a detailed consultation has taken place.

**Ironside Farrar Ltd (IFL) (Council's Independent Consultants)** - IFL were asked to review and provide comment on the following aspects of the project.

Glint and Glare – IFL consider the applicant's assessment of the potential glint and glare impact to be robust, and agree that if the landscape mitigation plan and recommendations set out within the assessment are followed, there will be sufficient screening between the proposed arrays and the affected ground-based receptors which are neighbouring residential properties and the local road network. It is advised that Glasgow Airport are consulted to confirm if the predicted glare toward the air traffic control tower can be accommodated. Glasgow Airport Safeguarding have been consulted on the application as noted above.

Decommissioning, Restoration and Aftercare – The documentation submitted in support of the application has been reviewed to determine the areas which are relevant to and may have implications for the decommissioning of the development. A list of matters to be considered within a decommissioning plan is provided for inclusion within an appropriately worded condition.

Ecology – IFL advise that the Habitat Regulations Assessment (HRA) report is well written and well evidenced but does not concur with advice given by NatureScot in their consultation response with regard to the assessment of the development within the context of the Black Cart SPA conservation objectives and does not use NatureScot's HRA proforma. The report requires to be updated in this regard.

The Ecological Impact Assessment is a competent Preliminary Ecological Appraisal however several matters require attention including lack of survey data, no mention of the impact of panel glint and glare on breeding birds, and no mention of NPF4 and particularly the policy on biodiversity net gain.

Land Capability for Agriculture - The submission requires updating to refer to relevant planning guidance, review of the carbon and peatland map 2016, further detail regarding potential impact on peat and the Site of Importance for Nature Conservation (SINC) on the southern boundary which is crossed by a track, and further details on measures to limit impact on prime quality agricultural land and carbon rich soils in line with council guidance and NPF4 policy.

Landscape and Visual Impact Assessment – IFL advise that the conclusion of the LVIA is reasonable, in that higher/ potentially significant effects would be relatively limited in extent and close to the site due to the low-lying topography and screening by surrounding woodland and hedges. IFL agree with the applicant's conclusion that more distant views and effects would be very limited in extent and magnitude. The proposed landscape measures are appropriate but could be strengthened in places to reduce effects on the closest receptors.

The ECU consulted widely on the Section 36 application and a list of those who have responded (and who have not also been consulted by the Council), along with a summary of their comments, as shown on the ECU website, are provided below.

**Houston Community Council** - No objections to the principle of the application, subject to recommendations in relation to screening and biodiversity gain. The Community Council also advise that they welcome collaboration with the developers with respect to potential community benefits.

**Scottish Forestry** – No objections. Recommend that commitment to design mitigation measures is formalised via condition.

**Transport Scotland** – No objection.

**Historic Environment Scotland** – No objection.

**SEPA** – No objection

**NatureScot** – Initially objected to the development. However, this objection was withdrawn on the basis that conditions relating to the timing of the works outwith the wintering period from October to April would be imposed. Whilst the advice from IFL on the HRA is noted, this is considered to be superseded by the revised NatureScot response.

**Health and Safety Executive** – No comment.

**Scottish Water** – No objections.

**MOD** – No objection.

**RSPB** - Objects to this proposal due to the current lack of information to support the applicant's conclusion that there will be a negligible impact from the loss of Whooper Swan foraging habitat.

### **Representations**

The consultation request was published on the Councils weekly list of applications. No representations have been submitted to the Council.

The ECU also publicise the consent application, and representations can be submitted directly to them via their website. At the time of writing there are four letters of representation, three of which object to the development and one in support of the development.

### **Policy Context**

As noted above the Council is a consultee in the consenting process and not the determining authority. To inform the Council's consultation response an assessment against the

Development Plan is required. In this instance the Development Plan consists of National Planning Framework 4 (NPF4) and the Renfrewshire Local Development Plan (2021) (LDP).

The following provisions of the Development Plan are considered relevant to this submission.

#### National Planning Framework 4

Policy 1 – Tackling the climate and nature crisis  
Policy 2 - Climate mitigation and adaptation  
Policy 3 – Biodiversity  
Policy 4 - Natural places  
Policy 5 - Soils  
Policy 6 - Forestry, woodland and trees  
Policy 7 - Historic assets and places  
Policy 8 - Green belts  
Policy 11 - Energy  
Policy 13 - Sustainable transport  
Policy 14 - Design, quality, and place  
Policy 22 - Flood risk and water management  
Policy 23 – Health and safety principles

Full details relating to the policies of the NPF4 can be found [online](#).

#### Renfrewshire Local Development Plan

Policy ENV1 - Green Belt  
Policy ENV2 - Natural Heritage  
Policy ENV3 - Built and Cultural Heritage  
Policy ENV4 - The Water Environment  
Policy ENV6 - Soils  
Policy I1 - Connecting Places  
Policy I3 - Flooding and Drainage  
Policy I4 - Renewable and Low Carbon Energy Developments

Full details relating to the policies of the LDP can be found [online](#).

#### New Development Supplementary Guidance

#### **Submitted Reports and Assessments**

The following reports and assessments were submitted in support of the application:

Ecological Impact Assessment – Assessment considers the likely impact of the development on ecological receptors across the development site and in neighbouring areas. Ecological receptors identified include designated sites and habitats, badgers, water voles, bats, breeding birds and wintering geese. A number of measures have been incorporated into the design of the development to minimise impact on these receptors. This includes buffer zones around trees and water courses, raising deer fencing off the ground to permit movement of small animals, and no permanent lighting is proposed.

Flood Risk Assessment – Report notes that development has been set out to avoid functional flood plains and medium to high risk areas. A buffer of between 5m and 10m has been used in the siting of the panels either side of any watercourse or drain. The proposals will not increase the rate of discharge from the current pre-development surface water run-off rates, and no formal drainage system will be installed. The development is at low risk of flooding and will not increase flood risk elsewhere.

Glint and Glare Assessment – Assessment notes that solar reflections are possible on sections of Houston Road, Bridge of Weir Road and the B790. However existing vegetation and buildings will obstruct views from Houston Road and Bridge of Weir Road and no impact is predicted. Mitigation is recommended for a 200m section of the B790. For eight dwellings a low impact is predicted, and mitigation is not proposed. Screening is proposed for two dwellings as per the landscape mitigation plan. Glare towards the air traffic control tower at Glasgow Airport is possible but indicate that it could be accommodated.

Habitats Regulations Assessment Appraisal – The assessment concludes that there is no potential for adverse effects on site integrity for any European/Ramsar sites either alone or in combination with other plans and projects. The development can be undertaken in adherence with the requirements of the Habitat Regulations.

Heritage Assessment – The assessment identifies one designated heritage asset in the site, the category B listed Fulwood Bridge. A listed building consent application will be submitted if the bridge is used as a cable crossing. Considered to be low potential for unrecorded archaeology to be present. Proposed that an archaeological programme of works targeting an area of higher ground with moderate potential for archaeological assets is undertaken.

Land Capability for Agriculture Report – The report notes that the majority of the site is assessed as class 3.2 or lower, which does not comprise prime land. Approx 2.4 hectares (8%) of the site is assessed as class 3.1 which is defined as prime land. Mitigation for the use of this land is that the land can continue to fulfil an agricultural purpose during the operation of the solar farm, there would be no permanent loss of the resource, and the land would be restored to agricultural use following completion of the solar farm operations. Development would not compromise the local supply of prime agricultural land in this regard.

Landscape and Visual Impact Assessment – The assessment notes that development will be perceived as a medium addition locally and will not be apparent or obvious at all within large parts of the wider context within this landscape character area. Landscaping is proposed on the western and north eastern field boundaries within the Houston North Parcel, and along Moss Road at the South Parcel. This will strengthen hedgerows and site boundaries. Predicted effects are limited in extent by the low-lying nature of the site, surrounding woodlands, hedgerows and other vegetation, and undulating topographical changes in the surrounding landscape.

A total of 13 viewpoints have been assessed. Two viewpoints are predicted to have moderate to major effects however these will be mitigated by landscape planting. Landscape planting is also proposed to mitigate effects on residential properties.

Noise Impact Assessment – The assessment notes that noise monitoring was undertaken at two locations representative of noise sensitive receptors in the vicinity of the site. Predicted operational noise was compared with the measure of background noise, and the results show no noise impact is expected due to the operation of the proposed development.

Planning Support Statement – The statements notes that the development will generate approx. 75,000,000 kilowatt hours of electricity per annum. The development site is not within a sensitive location in respect of critical environmental designations. There are a limited number of sensitive receptors in the vicinity, none of whom will suffer significant adverse impacts. Overall, it is considered that the proposed development complies with the relevant policies of the statutory development plan and other material considerations.

Pre-application Consultation Report – The developer has undertaken a meaningful and effective voluntary period of pre-application consultation. This includes provision of a dedicated website, a letter drop to local residents within the immediate vicinity of the site,



and a public consultation event. The applicant has also met with Houston Community Council.

**Transport Statement** – The assessment considers traffic generation associated with the most onerous week of the construction phase and concludes that the construction phase will not have a significant impact upon the surrounding highway network. The operational phase will have an insignificant impact upon the surrounding road network, with anticipated generation of 2-3 vehicle trips per week for general maintenance.

### **Scottish Ministers Direction**

In determining a planning application, the Council is required to provide details of any Direction made by Scottish Ministers under Regulation 30 (Directions requiring consultation), Regulation 31 (Directions requiring information), Regulation 32 (Directions restricting the grant of planning permission) and Regulation 33 (Directions requiring consideration of condition) of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, or under Regulation 50 (that development is EIA development) of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.

None.

### **Planning Assessment**

The application has been submitted to the ECU under Section 36 of the Electricity Act 1989. Unlike a planning application, there is no requirement that the application be determined in accordance with the development plan. Instead, the development plan is one of a number of material considerations which require to be taken into account by the ECU in their determination of the application.

To inform the Council's consultation response to the ECU, the development plan represents the appropriate document against which to base the Council's assessment of the application. The development plan comprises of the National Planning Framework 4 (NPF4) and the adopted Renfrewshire Local Development Plan 2022 (LDP).

The application site is located within the green belt. Policies ENV1 of the LDP and 8 of NPF4 both consider renewable energy developments to be an acceptable form of development within the green belt in principle.

The proposal must thereafter be assessed against the detailed development criteria set out within the green belt policies. This includes the green belt development criteria set out within the New Development Supplementary Guidance which will be assessed in turn as follows.

The supporting information indicates that part of the site would be classified as prime quality agricultural land. The applicant has sought to justify development of this land on the basis that it can still fulfil an agricultural use while the solar farm is operating, and as the solar farm is temporary there would be no long-term loss of the resource.

The Council's independent consultants have advised that the supporting information requires updating on several aspects including further details on measures to limit impact on prime quality agricultural land and carbon rich soils in line with council guidance and NPF4 policy. The submission therefore requires updating to address these matters before compliance with policies 5 of NPF4 and ENV6 of the LDP on soils can be demonstrated.

There is no impact on wild land.

The Roads Development Officer has not objected to the development. However, a suite of comments is made with regard to both the submitted Transport Statement and the implementation of the development. Implementation includes requirements relating to site access, intervisible passing places, road maintenance and provision of other infrastructure such as turning facilities. It is considered that these requirements could be managed via a construction traffic and environmental management plan with regard to their implementation. This would seek to ensure the infrastructure is accommodated as sensitively as possible. The Transport Statement requires to be updated to take into account the comments from Roads Development.

It is not anticipated that the development would give rise to significant effects on public water supply or water courses from pollution risk. It is noted that SEPA, Scottish Water and Environmental Protection have not objected to the development on these grounds.

The application site includes two core paths, LIN/1 along Moss Road and BBH/1 at North Mains. A condition could be recommended to ensure these paths (and any other existing active travel routes) are kept open at all times through the construction and operation of the development, with any proposed closures requiring the prior written permission of the Council.

With regard to impact on local landscape character, the supporting information includes 13 viewpoints from which the potential impact of the development has been assessed. The predicted effects at the majority of these viewpoints are limited in extent by the low-lying nature of the site, surrounding woodlands, hedgerows and other vegetation, and undulating topographical changes in the surrounding landscape. Of the two viewpoints whereby moderate to major effect is predicted, landscaping is proposed as mitigation. Landscaping is also proposed to mitigate potential impact on residential properties.

The Council's independent consultant has advised that the conclusions within the applicant's supporting information are reasonable, in that higher/ potentially significant effects would be relatively limited in extent and close to the site due to the low-lying topography and screening by surrounding woodland and hedges. More distant views and effects would be very limited in extent and magnitude. The proposed landscape measures are appropriate but could be strengthened in places to reduce effects on the closest receptors. An enhanced landscape strategy could be sought via a recommended condition.

The development has been designed to respect important landscape features such as woodlands, water courses and field boundaries. It is noted that some field boundaries will be reinforced as part of the landscape strategy.

Where field boundaries require to be removed to accommodate sight lines at the access points, the landscape strategy could seek replanting of the hedgerow in an alignment that accommodates the sight lines.

It is noted that Scottish Forestry have offered no objections to the development and have recommended a condition to ensure mitigations included within the proposed design are delivered. This includes buffer zones between the development and adjacent woodland.

In addition to the woodland adjoining the site, the panels have also been set back from all watercourses. The proposed deer stock boundary fencing is acceptable at this location. There is no security lighting proposed at present, with CCTV cameras utilising infra-red technology. Conditions could be recommended to ensure the final design and location of all boundary treatments and any lighting strategies for the site are agreed with the Council.

In addition to the solar panels which are the primary infrastructure component, the development also includes inverter containers and battery storage infrastructure. While the inverter containers are dispersed throughout the layout, the battery element is concentrated in the south east corner of the area to the south of the B790. It is noted that the battery storage area does not include any specific landscape screening. While wider external views of this area are mitigated by woodland, in the interest of visibility from Moss Road it is considered that this area would benefit from landscape screening. This requirement could be built into a landscaping condition.

With regard to servicing, the connection between the development and the national grid is ultimately a matter for the applicant to agree with Scottish Power Energy Networks (SPEN). It is noted that SPEN have not objected to the development.

NatureScot have offered no objections to the development with regard to its impact on nationally designated sites. This is subject to conditions relating to construction works taking place outwith the wintering period from October to April. If works have to be undertaken within the wintering period, no such work will take place when whooper swans are feeding within 200m of the development site boundary. The location of the swans must be confirmed by a suitably qualified ecological clerk of works. These conditions will protect the qualifying interest of the Black Cart SPA.

It is noted that IFL have advised the Council that the HRA report requires to be updated. However, this advice is considered to be superseded by NatureScot's updated consultation which advises that the impact of the development will not adversely affect the integrity of the Black Cart SPA provided the conditions in relation to the timing of construction works are applied.

It is noted that the RSPB have objected to the development due to the lack of information over the potential impact on the loss of whooper swan feeding habitat. However, the consultation response from NatureScot advises that in this specific case there will continue to be sufficient feeding habitat within the area available to whooper swans roosting at the SPA post-development to support a qualifying winter population of 161 individuals.

With regard to local designations, the site is bound by Sites of Importance for Nature Conservation (SINC) designations at Barochan Moss to the north and Linwood Moss Wood to the south. The development is set back from Barochan Moss, and significant impact on this SINC is not anticipated. While no component infrastructure is located within Linwood Moss Wood, the layout includes an access track which cuts through the SINC boundary. The Council's independent consultants advise that further information on the potential impact of the access track on the SINC is required.

With regard to the ecological impact of the development, the applicant's submission indicates that a number of measures have been incorporated into the design of the development to minimise impact on ecological receptors (namely protected species). However, the review undertaken by the Council's independent consultants indicates several matters which require attention including lack of survey data, no mention of the impact of panel glint and glare on breeding birds, and no mention of NPF4 and particularly the policy on biodiversity net gain.

The development does not include the conversion of any buildings.

The above assessment is against the provisions of LDP policy ENV1. With regard to NPF4 it is noted that the supporting planning statement does not include a full assessment of the development against the detailed assessment criteria within NPF4. The supporting statement only refers loosely to policy 3 and 11 of NPF4. Additionally, it also refers to NPF3

and Scottish Planning Policy (SPP) which no longer form part of the development plan. The supporting statement requires to be updated to reflect NPF4 and all applicable policies within.

The criteria set out within Policy 8 of NPF4 that have not already been addressed above can be considered as follows.

The scale and nature of the development necessitates a green belt location.

The purpose of the green belt and its long term environmental quality would not be undermined. The operational lifespan of the project is 40 years, at which point it would be decommissioned and the land returned to its current use. Conditions could be recommended to safeguard this.

Landscape character and visual impact has been assessed above.

Policies I4 of the LDP and 11 of NPF4 seek to support development proposals for renewable and low carbon energy developments in principle. This includes energy storage.

Policy I4 includes several detailed assessment criteria which will be considered in turn as follows.

The potential impact of the development with respect to local environment, landscape character and the natural environment has been discussed above.

It is noted that Historic Environment Scotland have not objected to the development with regard to its potential impact on above ground built heritage assets. The West of Scotland Archaeology Service have recommended a condition with respect to the implementation of a programme of archaeological works.

Potential impact on the water environment can be mitigated through the incorporation of a strategy to manage surface water and pollution control. A condition is recommended with respect to the sustainable drainage of surface water.

With regard to the amenity of neighbouring residential properties, the principal matters identified in the applicant's submission relate to visual impact and glint and glare. With regard to visual impact, moderate to major effects are anticipated at two semi detached cottages at North Mains and a two storey farmhouse on Turningshaw Road. However proposed mitigation in the form of landscape planting will ensure these impacts are not significant. The Council's independent consultant has advised that the proposed landscape measures could be strengthened to reduce the impact on these closest receptors. An enhanced landscape strategy could be sought via a recommended condition. This could also include the application of privacy netting to the boundary fencing to provide immediate screening while the landscaping matures. The species and density of planting would also require to be clarified.

The glint and glare assessment indicates that views of the reflecting panels are possible towards ten of the eighty-two dwellings assessed. For eight of these a low impact is predicted. For the remaining two the impact will be mitigated by the proposed landscaping scheme.

The Council's independent consultants conclude that the applicant's assessment of glint and glare is robust, and the conclusions appear reasonable if applied conservatively. It is noted above that an enhanced landscape strategy and the application of privacy netting could be

sought via condition to further mitigate glint and glare impact. The solar panels could also be required to incorporate an anti-reflective coating.

Environmental Protection have recommended a condition to limit noise from plant and machinery. There are no concerns raised from any consultees regarding air quality or pollution control. Shadow flicker is not relevant to the proposed development. There is no lighting scheme proposed as part of the development. CCTV cameras will use infra-red technology.

The development will not have a detrimental impact on outdoor sport or recreation interest.

The glint and glare assessment recommends mitigation on a 200m section of the B790 due to solar reflections occurring within a road users' primary field of view. The proposed landscape strategy only partially reflects the recommendations, and will require to be enhanced to ensure the impact is fully mitigated. This could be addressed via the submission of the enhanced landscape strategy.

Roads Development have advised that the glint and glare submission does not consider other "public roads". It is recommended that 20m deep woodland screening should be provided along the roadsides to mitigate road users against Glint and Glare. This could be required as part of the enhanced landscape strategy.

Transport Scotland have offered no objection to the development with regard to potential impact on the trunk road network.

Glasgow Airport Safeguarding have issued a holding objection due to concern over the predicted glint and glare impact on the air traffic control tower. At the time of writing this holding objection has not been removed. It is not therefore possible to determine whether the development would ensure the safe and efficient operation of Glasgow Airport as required by Policy I4.

The site is not within a potential heat network opportunity area.

With regard to the relevant criteria within the New Development Supplementary Guidance on renewable and low carbon energy developments (not already discussed above), conditions could be used to ensure arrangements are in place to restore the site to an acceptable standard after the operation of the solar farm and battery storage development has ceased. This includes the submission of decommissioning and restoration strategies, and also a bond or other financial guarantee to ensure funds are set aside for decommissioning and that the Council can call upon these funds to undertake the work if necessary. The advice from the Council's independent consultant is noted with regard to the key considerations associated with the decommissioning and restoration of the development. These considerations could be included within the recommended conditions.

The development will contribute to renewable energy generation and carbon emission reduction targets. The solar farm element would have the capacity to generate up to approx. 75MW of renewable energy per annum. The battery storage element would have the capacity to provide approx. 25 MW of generating capacity through storage of excess energy. The applicant states that the development as a whole would make a "significant contribution to the delivery of Scotland's ambitious renewable energy targets and assist in enhancing the efficiency and security of energy supply".

Policy 11 of NPF4 sets out various criteria to be assessed when considering energy developments. As noted above, the submitted planning statement does not include a review

of the development against these considerations. However, on assessment of the information which has been submitted, the following conclusions can be drawn.

In terms of maximising net economic benefit, in addition to the renewable energy generation noted above the development will also result in the creation of 10 full time equivalent jobs during the operational period and approx. 200 full time equivalent jobs during the construction phase.

The consultation provided by Houston Community Council refers to a community benefit package. While this would ultimately be a matter for the community council to negotiate with the developer, it is noted the submission does not make reference to a community benefit package.

There will be no significant impact on international or national designations subject to imposition of the conditions recommended by NatureScot.

Impact on communities and residential dwellings with regard to amenity have been addressed above.

Impact on landscape has been addressed above. It is noted that policy 11 recognises that such impacts are to be expected for some forms of renewable energy. Where impacts are localised and/or appropriate design mitigations have been applied, they will generally be considered to be acceptable.

Public access has been addressed above, as have impact on aviation and the local and trunk road network. It is not anticipated that the development would have a detrimental impact on telecommunications or broadcasting installations. It is noted that the MOD have not objected to the development.

Impact on the historic environment has been addressed above

It is noted that SEPA have not objected to the development with regard to flood risk, hydrology and the water environment.

The applicants state that the removal of intensive farming practices from the site and reversion to grazing by livestock will result in ecological benefits at the site. This is in addition to the ecological enhancement measures set out within the ecological assessment which include the landscaping, grassland management, bat, and bird boxes.

While it is noted that the submission does not include a specific assessment of the development against NPF4 Policy 3 on biodiversity, a condition requiring the submission of a specific biodiversity enhancement and management plan could be recommended to ensure biodiversity gain is delivered as part of the development. The measures set out within the ecological assessment would form the basis of the biodiversity enhancement plan.

Impact on trees, woodland and forestry has been assessed above.

Proposals for decommissioning including the availability of finances have been discussed above.

Finally with regard to cumulative impact, it is noted that two solar developments have been granted on land approx. 2km to the east of the proposed development. These are applications 22/0746/PP at Glasgow Airport and 23/0431/PP between Greenock Road and Houston Road. Given the separation distance and intervening land form and uses (including

woodland, the M8 motorway and railway line), the cumulative impact of these development is not considered to be significant.

The above assessment against policies 8 and 11 of NPF4 and ENV1 and I4 of the LDP notes several inadequacies in the submission which mean it is not possible to determine whether the development is in full compliance with these policies.

The above assessment against these policies also covers matters specific to the other development plan policies noted above.

The development appears to be compliant with policies 6, 7, and 22 of NPF4 with regard to trees and woodlands, built heritage, and flooding and drainage, and the corresponding policies ENV3, ENV4, and I3 within the LDP.

However, the shortcomings of the information currently provided means that compliance with policies 3, 4, 5 and 13 of NPF4 with regard to biodiversity, natural heritage, soils and sustainable transport, and the corresponding policies ENV2, ENV6 and I1 within the LDP has not been fully demonstrated (in addition to policies 8 and 11 of NPF4 and ENV1 and I4 of the LDP).

The development is considered to comply with policies 1 and 2 of NPF4 relating to climate mitigation and tackling the climate crisis. The development will both generate renewable energy, and also store excess energy during times of surplus generation. The development will contribute to the decarbonisation of the electricity grid, and the transition towards greater electricity generation from renewable sources.

The visual impact of the development will be mitigated by the landscape strategy in line with the above assessment. This will reduce the impact of the development on the character of the place with respect to the requirements of Policy 14 of NPF4.

With regard to Policy 23 of NPF4, it is noted that Scottish Gas Networks (SGN) have objected to the development pending further detailed consultation. The development is within proximity of a high pressure gas pipeline, and potential interference on the safe operation of the pipeline must be considered. Mitigation with regard to the proposed development has not yet been agreed.

### **Section 75 Obligations**

The Council is required to provide a summary of the terms of any planning obligation which is required to be entered into under Section 75 of the Town and Country Planning (Scotland) Act in relation to the grant of permission for the proposed development:

A legal agreement to secure decommissioning and restoration of the site would be required.

### **Conclusion**

The approach to the assessment and recommendations within this report reflect the fact that the Council is a consultee under the Electricity Act 1989 and that the ECU are the determining authority.

In conclusion, the proposed development is compliant with the development plan in principle. The development is also considered to be compliant with policies 1, 2, 6, 7, 14 and 22 of NPF4 and ENV3, ENV4, and I3 of the LDP.

However, there are several inadequacies in the submission which have not been addressed, and as a result it is not possible to definitively determine whether the development complies

with policies 3, 4, 5, 8, 11 and 13 of NPF4 and ENV1, ENV2, ENV6, I1 and I4 of the LDP. The deficiencies are summarised as follows.

- No detailed information has been provided on the potential impact of the development, namely the access track, on the Linwood Moss Wood SINC.
- There is a lack of survey data within the ecological assessment, and no mention of the impact of panel glint and glare on breeding birds.
- There is no detailed assessment of the development in general against NPF4, namely policies 3 on biodiversity, 8 on green belts and 11 on energy. The submission requires updating to fully respond to the policies within NPF4.
- Further information is required on measures to limit impact on prime quality agricultural land and carbon rich soils in line with Council guidance and NPF4 policy requirements.
- The Transport Statement requires updating to take cognisance of walkers, cyclists, and equestrian use of the road network within the site, that North Mains Road is a publicly maintained road, crash data prior to the last three years, and traffic count data which is not representative.
- There is a holding objection from Glasgow Airport Safeguarding and on this basis, it has not been demonstrated that the development is compatible with the safe and efficient operation of Glasgow Airport
- There is a holding objection from Scottish Gas Networks and on this basis, it has not been demonstrated that the development is compatible with the safe operation of the high pressure gas pipeline network.

Repeated requests have been made to address these deficiencies. However, an updated submission has not been forthcoming.

As Policies 8 and 11 of NPF4 and ENV1 and I4 of the LDP relate specifically to green belts and energy development and are of most relevance to the development being proposed, it is not considered that the Council can issue a final response to the ECU until the deficiencies noted above are resolved to allow the assessment against these policies to be completed fully.

Notwithstanding the above, it is not considered that the Council should object to the development either. Instead, it is recommended that the board note the application and agree to defer the decision until the deficiencies have been addressed. Authorisation is also sought for officers to make a final request to the ECU to address the deficiencies in the submission, and to allow the Council to consider any updated submission prior to issuing a final response.

### **Recommendation**

Defer decision.

### **Reason(s) for Recommendation**

1. The deficiencies detailed in the bullet points in the Conclusion of the Planning and Climate Change Policy Board report for application 23/0622/EB of 27 August 2024 require to be addressed before the Council is able to provide a final response to the ECU.

For further information please contact James Weir, Development Standards Team, Email: james.weir@renfrewshire.gov.uk



**Report by Chief Planning Officer**  
**Planning and Climate Change Policy Board: 27 August 2024**

<b>Reference No</b>	23/0649/AD
<b>Application Type</b>	Advertisement Consent
<b>Proposal</b>	Display of illuminated signage comprising fascia sign, projecting sign, 3no. totem signs and 1no. ATM sign
<b>Location</b>	63 Crosslee Crescent, Houston, Johnstone
<b>Ward</b>	10 - Houston, Crosslee and Linwood
<b>Community Council</b>	Houston Community Council
<b>Applicant</b>	Sainsbury's Supermarkets Ltd
<b>Recommendation</b>	Grant subject to conditions
All plans, reports, documents and representations relating to this application can be viewed in full online at <a href="https://pl-bs.renfrewshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S3OZMFMWLA800">https://pl-bs.renfrewshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=S3OZMFMWLA800</a>	

The report is presented to the Planning and Climate Change Policy Board in line with the Council's Scheme of Delegation. In this instance, the application would normally fall within the Council's scheme of delegation to be determined by an appointed officer. However, a request was submitted by Cllrs Audrey Doig, Robert Innes and Andy Doig, to the Planning Service and Convenor, that the matter be removed from the scheme of delegation for determination by the Board due to the application being viewed as controversial in the eyes of the local community.

**Proposal**

This application seeks advertisement for the display of signage comprising a fascia sign, projecting sign, 3 totem signs and 1 no. ATM sign at 63 Crosslee Crescent.

The proposed fascia would be installed on the front (west) elevation of the retail unit and would comprise of a powder coated aluminium fascia with internally illuminated acrylic lettering approx. 425mm high. The lettering would read "Sainsbury's Local." A double sided internally illuminated projecting sign would also be erected on the front elevation and would measure approx. 950mm x 626mm x 1100mm. The sign would comprise of an orange and black background with white lettering. The projecting sign would be positioned approx. 3m above ground level, in-line with the proposed fascia sign.

The proposed totems would comprise of 2no. 2662 x 1103mm double sided internally illuminated signs on posts to an overall height of 3m. The signs would have an orange background with acrylic lettering. It is also proposed to erect 1no. pedestrian totem which would be approx. 1490mm high on posts to an overall height of 2m. The illuminated totems would be erected to the north of the retail unit. An illuminated totem would be erected approx. 7.9m east of Houston Road and 40.9m south of Crosslee Crescent. The remaining illuminated fascia would be erected approx. 4m west of the existing roundabout which serves the vehicular entrance to the retail unit at Crosslee Crescent. The non-illuminated pedestrian totem would be erected approx. 21m to the south of the retail unit and 7m east of Houston Road.

The proposed ATM signage would comprise of 1655 x 1009mm orange surround with white lettering and standard logos.

It also proposed to display ancillary glazing vinyls and parking signage within the carpark.

### **Site Description**

The application property relates to a parade of 4 units, 2 of which are Class 1a (retail) and 1 is a Class 3 (food and drink) with the end unit being a hot food takeaway (sui generis). Planning permission was approved in March 2024 for an extension to the rear of the shopping parade to provide a store room and other external alterations in association with the amalgamation of three existing units to form one larger "Sainsbury's" unit. (23/0648/PP). The proposed signage would serve the new amalgamated retail unit.

There are existing unmarked car parking spaces to the front of the units and a service yard to the rear. The site is accessed from the B789 (Houston Road), via Crosslee Crescent.

### **Pre-Application Consultation with Officers**

The Scottish Government strongly encourages constructive pre-application discussions between prospective applicants and the planning authority. Pre-application discussions seek to identify key planning considerations at an early stage and help inform what supporting information is required to support a subsequent application.

No pre-application discussions have taken place.

### **Negotiated Improvements**

Following submission, the following changes have been negotiated between officers and the applicant:

- 1 no. totem repositioned from its junction location with Houston Road and Crosslee Crescent further south-east, outwith the vehicular sight-lines at the junction.

### **Site History**

Application No: 23/0648/PP

Description: Alterations and extension of shopping parade in association with the formation one Class 1a retail store and retention of one hot-food takeaway (sui generis), including installation of shopfront, rear extension and external plant

Decision: Grant subject to conditions

Application No: 19/0605/PP

Description: Change of use of restaurant (Class 3) to form extension to Class 1 retail store, (with single storey extension to rear of building) and erection of two retail units, within car parking area

Decision: Grant subject to conditions

### **Consultations**

**Chief Executive's Service (Roads Development)** - Following receipt of amended plans there are no objections to this application.

**Houston Community Council** – have no concerns regarding the proposed fascia signage and the ATM sign. However, the proposed totem signs are inappropriate in this semi-rural location and will undermine both sightlines and the general “green” feel of the site. The site can be clearly seen from the road and this signage is unnecessary.

### **Representations**

The application is not required to be publicised.

The following representations were received:

Object - 23  
Support - 0  
Neutral - 0

The issues raised can be summarised as follows:

- Totems out of keeping with semi-rural location and adversely impact visual amenity.
- Impact on sightlines and road safety.
- Signs not needed.
- Impacts of light pollution from signage.
- Concerns over signs attracting vandalism.
- Impact on wildlife.
- Impact on privacy, disturbance and residential amenity.

### **Policy Context**

In making any determination under the Planning Acts, regard is to be had to the development plan unless material considerations indicate otherwise. In this instance the Development Plan consists of National Planning Framework 4 (NPF4) and the Renfrewshire Local Development Plan (2021) (LDP).

The following provisions of the Development Plan are considered relevant to the determination of this application:

National Planning Framework 4 Policy 14 - Design, quality and place

Full details relating to the policies of the NPF4 can be found [online](#).

Renfrewshire Local Development Plan Policy P1 - Renfrewshire's Places

Full details relating to the policies of the LDP can be found [online](#).

Other relevant policies and guidance

Renfrewshire New Development Supplementary Guidance 2022  
Delivering the Places Strategy

Display of Advertisement and Signage Guidance 2022

### **Submitted Reports and Assessments**

In assessing and reporting on a planning application the Council is required to provide details of any report or assessment submitted as set out in Regulation 16, Schedule 2, para 4(c) (i) to (iv) of the Development Management Regulations.

No reports or assessments were submitted in support of the application.

### **Scottish Ministers Direction**

In determining a planning application, the Council is required to provide details of any Direction made by Scottish Ministers under Regulation 30 (Directions requiring consultation), Regulation 31 (Directions requiring information), Regulation 32 (Directions restricting the grant of planning permission) and Regulation 33 (Directions requiring consideration of condition) of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, or under Regulation 50 (that development is EIA development) of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.

None.

### **Planning Assessment**

The display of advertisements is controlled by The Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984. In considering proposals for advertisements, determination by a planning authority can only be made on two criteria, namely public safety, and amenity.

The Council's own guidance reflects and expands upon the 1984 regulations. Further policy advice is provided within the adopted Renfrewshire Local Development Plan and the New Development Supplementary Guidance

The Council's guidance advises that the council will only grant consent if advertisements are acceptable in terms of amenity and public safety. The Council's approved guidance for the display of advertisements is used as the basis for assessing advertisement proposals as follows:

### **Public Safety**

Public safety refers to the potential impact of signage on transport and traffic (including pedestrians). Attention should be given to the potential impact of the advertisement upon pedestrian and vehicular safety in terms of them being distracting, confusing, hazardous or dangerous.

Following consultation with the Council's Chief Executive's Service (Roads Development), due to traffic safety concerns raised, the applicant agreed to relocate one of the totems further south and east from the junction with Crosslee Crescent and Houston Road. Following the submission of amended plans showing the amended location of this totem Roads Development advise that the amended position is acceptable and that the amended location does not reduce the existing available sightlines nor those published in the National Roads Development Guide.

The location of the other 2 totems also do not raise any traffic safety concerns from Roads Development. A condition that the signage is displayed in accordance with guidance from the Institution of Lighting Engineers would ensure that any illumination does not distract road users. The adverts do not raise any concerns in terms of obstructing the public footway.

Overall, the proposal does not raise any concerns in relation to public safety.

### **Amenity**

Amenity covers the impact that the signage will have on the appearance of a building and on the visual amenity of the surrounding area. Advertisements, either individually or cumulatively, should not have a detrimental impact on the character or appearance of a building or locality where it is displayed.

In terms of impact on amenity, the signage is considered to be proportionate for the context of the site and the building on which they would be displayed. It is considered that the signage represents what would be considered typical for a retail unit of this nature and would not amount to clutter or significant adverse visual impacts.

### **Representations**

Regarding the concerns raised by representees and Houston Community Council:

- Totems out of keeping with semi-rural location and adversely impact visual amenity.

It is considered that the proposed signage would be of an acceptable design, scale, position and would be proportionate to the land and building on which they would be displayed.

- Impact on sightlines and road safety.

This has been addressed through an amendment to the proposal to which the Council's Chief Executive's Service (Roads Development) have now confirmed that there are no concerns in this regard.

- Signs not needed.

The need for the signage is not a material planning consideration.

- Impacts of light pollution from signage.

It is not considered that the proposal would result in significant light pollution. Notwithstanding this, it is considered appropriate to impose a condition with respect to any illumination.

- Concerns over signs attracting vandalism.

This would not be a material planning consideration and would be an issue for Police Scotland should this occur.

- Impact on wildlife.

Due to the nature of the proposal, it is not considered that wildlife would be significantly adversely impacted.

- Impact on privacy, disturbance and residential amenity.

It is not considered that the proposal would have a significant detrimental impact on privacy, disturbance or amenity.

### **Conclusion**

In view of the above, it is considered that the proposal would accord with the relevant provisions of the Development Plan. There are no other material considerations. Advertisement consent should therefore be granted subject to conditions.

### **Recommendation**

Grant subject to conditions.

### **Reason(s) for Recommendation**

1. The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

### **Condition(s)**

1. That any illumination shall comply with the ILE Brightness of Advertisement Regulations to the satisfaction of Renfrewshire Council as Planning Authority.

Reason: In the interests of road safety.

### **Schedule of Plans Determined**

Drawing Number	Revision	Drawing/Document Title
PL-A-0001		Site Location Plan
PL-A-0002		Existing Site Plan
PL-A-0005	D	Proposed Site Plan
PL-A-0008	B	Proposed Signage Details

For further information please contact Fiona Knighton, Development Standards Team, Email: [fiona.knighton@renfrewshire.gov.uk](mailto:fiona.knighton@renfrewshire.gov.uk)



**Report by Chief Planning Officer**  
**Planning and Climate Change Policy Board: 27 August 2024**

<b>Reference No</b>	24/0183/PP
<b>Application Type</b>	Planning Permission
<b>Proposal</b>	Application under section 42 to vary condition 3 (type of materials to be processed) of planning permission 21/1523/PP for the erection of a recycling shed and increase in throughput of recycling material from 22,575 tonnes to a maximum of 75,000 tonnes.
<b>Location</b>	6 Newmains Avenue, Inchinnan, Renfrew
<b>Ward</b>	12 - Erskine and Inchinnan
<b>Community Council</b>	Inchinnan Community Council
<b>Applicant</b>	WRC Recycling Ltd
<b>Recommendation</b>	Grant subject to conditions
All plans, reports, documents and representations relating to this application can be viewed in full online at <a href="https://pl-bs.renfrewshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=S9X28YMWFY000">https://pl-bs.renfrewshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=S9X28YMWFY000</a>	

The report is presented to the Planning and Climate Change Policy Board in line with the Council's Scheme of Delegation. While the application would normally fall within the scheme of delegation to be determined by officers, the scheme of delegation allows for officers to refer applications to the board, subject to agreement with the Convenor. The application has been referred in this instance to allow the application to be fully considered given the site history and the potential environmental matters associated with waste management facilities.

**Proposal**

This application seeks permission under Section 42 of The Town and Country Planning (Scotland) Act 1997 (as amended) to vary condition 3 of planning permission 21/1523/PP which relates to waste management operations at the WRC facility on Newmains Avenue, Inchinnan.

Planning permission 21/1523/PP granted consent for the erection of a recycling shed and increase in throughput of recycling material from 22,575 tonnes to a maximum of 75,000 tonnes.

Condition 3 of this permission sets out the types of materials that can be processed at the site, and is worded as follows.

*That the materials to be processed at the facility shall be restricted to plastics, paper, metal, textiles and timber and that the total volume of materials handled at the facility shall not exceed 75,000 tonnes per annum irrespective of the combination of plastics, paper, metal, textiles and timber. For the avoidance of doubt no household or putrescible waste shall be received, handled or processed on the site in any way.*

*Reason: In the interests of amenity and traffic safety, to define the consent, and to ensure that the operation of the facility remains consistent with the supporting information.*

The applicants have advised that they are proposing to process Waste Upholstered Domestic Seating (WUDS) at the facility. WUDS are essentially bulky household items such as sofas and armchairs. While the materials associated with these items e.g. textiles, timber, metals etc are referred to in condition 3 as being permitted at the site, condition 3 specifically precludes household waste. WUDS would be considered as a bulky household waste.

On this basis it is proposed to vary the wording of condition 3 to introduce reference to WUDS as per the proposed wording below.

*That the materials to be processed at the facility shall be restricted to plastics, paper, metal, textiles and timber and that the total volume of materials handled at the facility shall not exceed 75,000 tonnes per annum irrespective of the combination of plastics, paper, metal, textiles and timber. For the avoidance of doubt no household (except for Waste Upholstered Domestic Seating (WUDS)) or putrescible waste shall be received, handled, or processed on the site in any way.*

*Reason: In the interests of amenity and traffic safety, to define the consent, and to ensure that the operation of the facility remains consistent with the supporting information.*

It is not proposed to change the maximum tonnage allowance of 75,000 tonnes (this allowance was originally approved under application 20/0631/PP), and the applicants advise that the handling of WUDS at the site would not breach this limitation. The applicants state that the additional vehicle movements associated with the WUDS would be approx. one extra roll-on roll-off vehicle per day.

### **Site Description**

The WRC building is located in the north west corner of the Inchinnan Business Park. It is bound by Newmains Avenue to the south with industrial buildings beyond, Barnsford Road to the west with agricultural land beyond, The Bible Centre and an industrial building to the north, and an industrial building to the east with a vacant plot beyond.

The facility comprises of a large warehouse positioned centrally within the site, with the recycling shed granted permission under application 20/0631/PP positioned along the northern boundary, and a two storey office block and associated parking located along the western boundary.

### **Pre-Application Consultation with Officers**

The Scottish Government strongly encourages constructive pre-application discussions between prospective applicants and the planning authority. Pre-application discussions seek to identify key planning considerations at an early stage and help inform what supporting information is required to support a subsequent application.

No pre-application discussions have taken place.

### **Negotiated Improvements**

Following submission, the following changes have been negotiated between officers and the applicant:

No changes have been negotiated.

### **Site History** (if applicable, site history will be listed here)

Application No: 21/1523/PP

Description: Section 42 application to delete Condition 12 and vary Condition 2 of planning permission 20/0631/PP for the erection of a recycling shed and increase in throughput of recycling material from 22,575 tonnes to a maximum of 75,000 tonnes.

Decision: Grant subject to conditions

Application No: 22/0434/PP



Description: Installation of solar panels on roof of building  
Decision: Grant

Application No: 20/0365/NO  
Description: Erection of recycling shed, and increase in facility volume to 75,000 tonnes per annum  
Decision: Accepted;

Application No: 20/0631/PP  
Description: Erection of recycling shed and increase in throughput of recycling material from 22,575 tonnes to a maximum of 75,000 tonnes.  
Decision: Grant subject to conditions

Application No: 18/0117/PP  
Description: Variation to condition 4 (enclosure and operation of storage bays) of planning permission 16/0832/PP.  
Decision: Grant subject to conditions

Application No: 16/0728/PP  
Description: Formation of vehicle wash area, external yard, erection of covered storage area, storage bays, concrete walling and pump house  
Decision: Withdrawn

Application No: 16/0914/PP  
Description: Erection of water storage tank, pump house and valve housing.  
Decision: Grant subject to conditions

Application No: 16/0832/PP  
Description: Formation of vehicle wash area, formation of yard, erection of covered external storage areas and erection of concrete walling.  
Decision: Grant subject to conditions

Application No: 15/0294/PP  
Description: Re-cladding of building  
Decision: Grant

Application No: 15/0339/PP  
Description: Temporary siting of weighbridge and portable office building  
Decision: Grant subject to conditions

Application No: 15/0703/PP  
Description: Installation of solar panels on roof of building.  
Decision: Grant subject to conditions

Application No: 15/0534/PP  
Description: Erection of boundary wall and fencing, and formation of hardstanding  
Decision: Refused

Application No: 15/0537/PP  
Description: Engineering operations comprising the reinstatement of land to former ground level  
Decision: Grant subject to conditions

Application No: 15/0753/PP  
Description: External alterations to front elevation and formation of ramped loading bay.  
Decision: Grant

Application No: 14/0328/PP  
Description: Use of premises as waste reprocessing and recycling facility.  
Decision: Grant subject to conditions

### **Consultations**

**S.E.P.A** - Falls below threshold for which to provide specific advice.

**Environment, Housing & Infrastructure (Env. Protection)** - Confirmed that they have no comment in relation to the proposal.

**Chief Executive's Service (Roads Development)** - No detrimental impact on local road network. Confirmation sought over active travel links and targets set out within the Travel Plan for the facility.

**Glasgow Airport Safeguarding** - No objection.

**NATS** - No objection.

**Scottish Water** – No objection.

### **Policy Context**

In making any determination under the Planning Acts, regard is to be had to the development plan unless material considerations indicate otherwise. In this instance the Development Plan consists of National Planning Framework 4 (NPF4) and the Renfrewshire Local Development Plan (2021) (LDP).

The following provisions of the Development Plan are considered relevant to the determination of this application:

#### **National Planning Framework 4**

Policy 1 – Tackling the climate and nature crisis  
Policy 2 - Climate mitigation and adaptation  
Policy 12 - Zero waste  
Policy 13 - Sustainable transport  
Policy 26 - Business and industry

Full details relating to the policies of the NPF4 can be found [online](#).

#### **Renfrewshire Local Development Plan**

Policy E1 - Renfrewshire's Economic Investment Locations  
Policy ENV2 - Natural Heritage  
Policy ENV4 - The Water Environment  
Policy ENV5 - Air Quality  
Policy I1 - Connecting Places  
Policy I5 - Waste Management

Full details relating to the policies of the LDP can be found [online](#).

#### **Other relevant policies and guidance**

Scotland's Zero Waste Plan

### **Submitted Reports and Assessments**

No reports or assessments were submitted in support of the application.

### **Scottish Ministers Direction**

In determining a planning application, the Council is required to provide details of any Direction made by Scottish Ministers under Regulation 30 (Directions requiring consultation), Regulation 31 (Directions requiring information), Regulation 32 (Directions restricting the grant of planning permission) and Regulation 33 (Directions requiring consideration of condition) of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, or under Regulation 50 (that development is EIA development) of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.

None.

### **Planning Assessment**

This application has been submitted under Section 42 of the Town and Country Planning (Scotland) Act 1997. In this respect, the Council may only take into consideration the acceptability of any existing and proposed conditions. However, in some cases this does not preclude the consideration of the overall effect of granting a new planning permission primarily where the previous permission has lapsed or is incapable of being implemented.

In this instance it should also be noted that the proposal must also be assessed against National Planning Framework 4 (NPF4) which is now adopted but did not form part of the development plan at the time the previous application 21/1523/PP was assessed.

WRC is an established recycling facility that processes a range of materials in accordance with the relevant planning conditions. In land use terms its location is consistent in principle with policies 26 of NPF4 and E1 of the LDP which provide support for a wide range of employment generating uses.

Policy I5 of the LDP and 12 of NPF4 seek to promote and facilitate development that is consistent with the waste hierarchy and would support delivery of the zero waste plan.

WRC is licensed for waste management processes by SEPA. The proposal to process WUDS would further diversify the waste streams that are recycled at the facility in accordance with the waste hierarchy and the zero waste plan.

WUDS are classed as absolute non-hazardous bulky waste (EWC Code: 20 03 07). It is noted that some of the materials associated with WUDS such as timber, textiles and metals are already permitted to be processed at the facility. WUDS that arrive at the site would be dismantled and separated into these individual components for further processing either at WRC or an alternative location. Previous conditions which require all sorting and processing of materials to be undertaken within a building envelope shall be retained.

The Environmental Protection Team have confirmed that they have no comment in relation to the proposal. SEPA have advised that the application falls below their threshold for providing specific advice. It is noted that environmental matters at the site are regulated by SEPA via the waste management licence.

On the basis that the WUDS waste stream is non hazardous, most of the component items are already permitted to be recycled at the premises within a building envelope, handling and processing of the waste will be undertaken within a building, and there have been no objections from the Environmental Protection Team or SEPA, it is considered that the

processing of WUDS at the site will not have a detrimental impact on the amenity of surrounding land uses or the environment.

There are no significant built heritage or natural environment impacts associated with the development, and there will be no adverse effect on the integrity of any European sites.

In view of the above, it is considered that the development complies with Policies ENV2, ENV4 and ENV5 of the LDP as there are no significant impacts anticipated with regard to the natural environment, water environment, and air quality.

It is also considered that the facility will be able to co-exist with existing neighbouring uses and is compatible with the core role and function of Inchinnan Business Park. The development is therefore also compliant with policies 26 of NPF4 and E1 of the LDP.

The Roads Development Officer has advised that the additional trips associated with processing the WUDS will not have a significant detrimental impact on the local road network.

The applicant advises that the processing of the WUDS will also fall within the 75,000 tonnage allowance for the site as specified in the relevant planning condition.

Accessibility to the site would be enhanced through two conditions attached to the previous planning permission, namely through provision of an additional active travel link and production of a Travel Plan. These conditions will be retained.

In view of the above, it is considered that the development complies with policies 13 of NPF4 and I1 of the LDP.

NPF4 requires emissions associated with transportation and processing to be minimised. It is noted that WRC have installed solar panels on the roof of the building in accordance with planning permissions 15/0703/PP and 22/0434/PP. These will contribute to reducing emissions associated with the processing of waste through the generation of electricity at the site through solar power.

Adequate buffer zones between the site and neighbouring premises are provided. A previous condition requiring the installation and maintenance of an acoustic barrier will be retained with a timescale for its delivery.

Additional landscaping along the frontage of the site was sought through a condition attached to the previous planning permission. This comprised of hedge, tree, and shrub planting. It is noted that hedge planting has been undertaken along the front boundary fence, and that Glasgow Airport Safeguarding have not raised any concern with the hedge. It is considered that the landscape scheme comprising of the hedge, tree and shrub planting should be completed in full and an appropriate condition is attached to control this matter.

There is a requirement within Policy 12 of NPF4 to provide a restoration and aftercare scheme (including appropriate financial mechanisms) to ensure the site is restored to a standard that is acceptable to the Council. This could include removal of all waste materials, plant, machinery, and vehicles from the site for example. Conditions can be applied which require such a scheme to be agreed with the Council.

It is noted that waste operators have similar restoration and aftercare agreements in place with SEPA as part of the waste management licence. However, SEPA's remit in respect of restoration and aftercare would be to remedy any damage to the environment and to ensure sites are not actively polluting the environment. While this remit is acknowledged, it does not

extend as far as the Council's remit which would also include site restoration to safeguard visual amenity. It is therefore considered that an appropriate condition should be imposed to control this matter.

The proposed variation to condition 3 will bring environmental benefits by allowing an established recycling facility to process additional waste in a manner that does not have a detrimental impact on the environment or amenity of neighbouring properties subject to the imposition of conditions on the operation of the facility. It is considered that the variation complies with policies I5 of the LDP and 12 of NPF4.

Finally, the development is consistent with policies 1 and 2 of NPF4 as it contributes to provision of a circular economy whereby WUDS are recycled as opposed to being disposed of.

The conditions attached to the previous planning permission 21/1523/PP should also be reviewed and reapplied to the grant of any new planning permission where required.

Condition 1 will be retained.

Condition 2 requires the applicant to submit a monitoring statement, that measures are put in place to ensure that waste is stored safely and that if complaints are received in relation to non-compliance that these are dealt with appropriately. The applicant is required to submit quarterly returns on the waste processed at the site to SEPA and these are publicly available for the Council to inspect. Furthermore, it is recognised that arrangements can be made for the Council to undertake a site inspection should it be required.

On balance it is therefore considered that the condition should be updated as some of the requirements previously stipulated can be removed given that they are already regulated by SEPA. However, it is considered that a monitoring regime will still be required to be maintained by the applicant to ensure that waste storage is effectively managed and that a procedure is in place in the event of a complaint. This should continue to be controlled.

Condition 3 will be varied as per the above assessment.

Condition 4 will be retained.

The applicant has advised that the acoustic barrier required under condition 5 has not been installed as the noise associated with the facility does not exceed the limitations set out in condition 4. The Environmental Protection Team have advised that condition 4 specifically relates to steady state noise from fixed plant and machinery. The acoustic barrier required under condition 5 however would relate to all sources of noise including variable sources such as vehicle manoeuvring, loading, and unloading etc.

The applicant submitted a noise report which sought to demonstrate that noise from the facility was at an acceptable level. However, the Environmental Protection Team have advised that the report relates to exposure to noise for the workforce at the facility and not sensitive receptors outwith the facility. The requirement for the acoustic barrier under condition 5 is therefore retained with a defined time period for its delivery.

Condition 6 will be updated to reflect the Bird Hazard Management Plan (BHMP) which has been approved by Glasgow Airport Safeguarding. The BHMP shall remain in force for the life of the development and shall not be altered without the prior written consent of the Planning Authority in consultation with Glasgow Airport Safeguarding.

Condition 7 shall be amended to provide a timescale for the delivery of the footpath link and crossing point to ensure the site's connectivity is improved and its delivery can be controlled.

Condition 8 relates to the requirement for a landscape scheme to be implemented along the front boundary of the site. It is noted that the landscape scheme outlined in drawing 1849-PL-02 f titled 'Proposed Block Plan / Future Works' has been partially completed. While this drawing specified tree, hedge and shrub planting, only hedge planting has been completed to date. Condition 8 shall be amended to seek a timetable for the completion of the landscaping scheme in full.

The applicant has advised that the Travel Plan has been implemented and that more employees are travelling to work by cycling or car sharing. Condition 9 will be retained.

Condition 10 will be retained.

The applicant has advised that no additional lighting has been installed as part of the project. However, it is considered that condition 11 should be retained to ensure that if any floodlighting were to be installed there would be a requirement to agree the specification with the Council.

NPF4 policy 12 requires a restoration and aftercare scheme (including appropriate financial mechanisms) to be provided and agreed to ensure the site is restored. Conditions 12, 13 and 14 have been attached to ensure this requirement is met.

### **Section 75 Obligations**

The Council is required to provide a summary of the terms of any planning obligation which is required to be entered into under Section 75 of the Town and Country Planning (Scotland) Act in relation to the grant of permission for the proposed development:

None.

### **Conclusion**

In view of the above, it is considered that the proposal would accord with the relevant provisions of the Development Plan. There are no other material considerations. Planning permission should therefore be granted subject to conditions.

### **Recommendation**

Grant subject to conditions

### **Reason(s) for Recommendation**

1. The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

### **Condition(s)**

1. That all activities associated with the sorting and processing of waste materials shall be undertaken entirely within a building envelope. Processed materials awaiting uplift shall also be stored within a building envelope. Waste materials awaiting processing shall be stored entirely within a building envelope or in areas of the external yard that are behind the rear elevation of the main building fronting Newmains Avenue.

Reason: To ensure that materials are stored appropriately in the interests of visual amenity.

2. That within 3 months of the date of this consent, the developer shall submit a monitoring statement for the written approval of the Planning Authority. The monitoring statement shall set out the measures to be undertaken on site in the interests of safeguarding the visual amenity of the area, and shall include details of the following elements:
- Daily inspection regime of the site to ensure waste materials are being stored in an appropriate manner. Monitoring should be logged and exceptions and solutions detailed.
  - Protocol for addressing individual complaints regarding storage of waste materials not in compliance with the approved monitoring statement, and to take all necessary steps to remedy any noncompliance.

The measures specified within the approved monitoring statement shall thereafter be implemented on site for a period of five years at which point the monitoring statement will be reviewed.

Reason: To ensure waste materials are stored in an appropriate manner and that monitoring of the site is undertaken in the interests of visual amenity.

3. That the materials to be processed at the facility shall be restricted to plastics, paper, metal, textiles, and timber and that the total volume of materials handled at the facility shall not exceed 75,000 tonnes per annum irrespective of the combination of plastics, paper, metal, textiles and timber. For the avoidance of doubt no household (except for Waste Upholstered Domestic Seating (WUDS)) or putrescible waste shall be received, handled or processed on the site in any way.

Reason: In the interests of amenity and traffic safety, to define the consent, and to ensure that the operation of the facility remains consistent with the supporting information.

4. The design, installation and operation of any plant, machinery or equipment at the site shall be such that noise associated with the recycling facility shall not exceed Noise Rating Curve NR25 between the hours of 2300 and 0700 and NR35 at all other times when measured within any dwelling in the vicinity of the development.

Reason: To ensure noise from the site is restricted in the interests of residential amenity and to protect sensitive receptors.

5. That within 3 months of the date of this consent, a specification detailing the location, design and finish of the acoustic barrier as generally illustrated in approved drawing 1849-PL-02 f titled 'Proposed Block Plan / Future Works' shall be submitted for the written approval of the Planning Authority. The specification shall also include measures to protect the existing hedgerow and trees within the vicinity of the acoustic barrier, and shall detail compensatory re-planting should any hedgerow or trees be removed to accommodate the acoustic barrier, a timetable for the installation of the acoustic barrier and a maintenance schedule for the acoustic barrier.

The acoustic barrier thereafter approved shall be implemented in accordance with the approved timetable, and shall be maintained thereafter in accordance with the maintenance schedule for the duration that the recycling shed is in use.

Reason: To ensure that noise impact from the recycling shed is mitigated in the interests of residential amenity and to protect sensitive receptors.

6. The approved Bird Hazard Management Plan for the Covered Storage Area and other Site Buildings at WRC Recycling version 3 dated October 2023 shall be implemented as approved on completion of the recycling shed and shall remain in force for the life of the development. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport.

Reason: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Glasgow Airport.

7. That within 3 months of the date of this consent, the developer shall submit a specification detailing the design, location, materials, and surface finish of the footpath link and crossing point as generally illustrated in approved drawing 1849-PL-02 f titled 'Proposed Block Plan / Future Works'. The specification shall also include a timetable for the installation of the footpath link and crossing point. The footpath link and crossing point shall thereafter be implemented in accordance with the approved timetable to the satisfaction of the Planning Authority.

Reason: To ensure the site is connected to the pedestrian, cycle and public transport network in the interests of accessibility and promoting journeys by sustainable means.

8. That within 3 months of the date of this consent, the developer shall submit for the written approval of the Planning Authority a timetable for the completion of the landscaping scheme as outlined in approved drawing 1849-PL-02 f titled 'Proposed Block Plan / Future Works', and a maintenance plan for the landscaping scheme. The landscaping scheme shall thereafter be completed in accordance with the approved timetable and maintained thereafter for the life of the development in accordance with the maintenance plan. For the avoidance of doubt this shall include provision for the replacement of any tree, hedge or shrub plants that die, become diseased, damaged or uprooted within a period of five years following completion of the landscape scheme with tree, hedge or shrub plants of a similar species and of a height that is commensurate with the overall height of the landscape scheme at the time when the plant is replaced.

Reason: To ensure the landscape scheme is implemented in full in the interests of visual amenity.

9. That the approved Travel Plan by Systra (ref: GB01T17F74.SCTLSD56) shall be adhered to at the facility in accordance with the active travel plan actions detailed in section 6 of the plan. This includes annual monitoring and reporting as specified in the plan. Provision shall also be made for the delineation of the additional parking spaces as generally illustrated in approved drawing 1849-PL-02 f titled 'Proposed Block Plan / Future Works' should the Travel Plan indicate that additional parking spaces at the site are required.

Reason: To ensure the actions within the Travel Plan are implemented in the interests of promoting journeys by sustainable means.

10. That all dust control measures identified within the Dust Management Plan ref: R20.10871/1/AF shall be adhered to. All measures shall thereafter remain in place for the duration that the recycling facility is operational to the satisfaction of the Planning Authority.

Reason: To ensure dust control measures are implemented in the interests of air quality.



11. That no floodlighting shall be installed on the recycling shed until the developer has undertaken a survey to determine the impact of floodlighting from the proposed development. The survey shall be based on the principles set out in British Standard BS EN 12193:2018 (incorporating corrigendum February 2019) Light and Lighting - Sports Lighting, or a method agreed by the Planning Authority. The survey shall be submitted for the written approval of the Planning Authority and shall include details of:
- A description of the proposed lighting units including height, type, shape and luminous flux of the floodlights.
  - The luminance levels, both horizontal and vertical, on the illuminated part of the site to demonstrate that obtrusive light and glare does not adversely affect neighbouring properties.
  - The direction and aiming angle of each floodlight and the upward waste light ratio for each light.
  - The Environmental Zone, as defined in the Institution of Lighting Engineers Publication - Guidance Notes for the Reduction of Obtrusive Light, within which the site falls.

Only the approved floodlighting scheme shall thereafter be implemented on site, and no changes to the scheme shall take place without the written agreement of the Planning Authority.

Reason: To ensure any floodlighting scheme installed at the site is appropriate in the interests of amenity.

12. That within 3 months of the date of this planning permission, the operator shall submit a Restoration and Aftercare Management Plan for the written approval of the Planning Authority. The plan shall detail all measures associated with the decommissioning, cleaning, and rendering safe the facility following cessation of the waste management operations at the site and shall provide a timetable within which these measures will be undertaken and an aftercare plan to monitor success of restoration measures with scope for interventions if required. The restoration measures shall include (but not be limited to) the removal of all raw materials, wastes and other potentially contaminating substances present on the site to ensure the site does not pose a risk to public health, safety, the environment, and amenity.

Reason: To ensure the decommissioning and removal of the waste materials is undertaken in an appropriate and environmentally acceptable manner and the restoration and aftercare of the site, in the interests of safety, amenity and environmental protection.

13. That within 6 months of the date of this planning permission, a financial guarantee to cover the costs of, site restoration and aftercare, as required by condition 12 of this consent, shall be submitted for the written approval of the Planning Authority. The acceptability of such financial guarantee shall be at the sole discretion of the Planning Authority. The financial guarantee must:

A) be granted in favour of the Planning Authority and shall be maintained in favour of the Planning Authority throughout the duration of this consent and until the completion of all decommissioning, site restoration and aftercare obligations as required by condition 12 of this consent.

B) must be provided by an independent financial body with at least an A - rating who will be capable of fulfilling the obligations set out within the financial guarantee.

C) be for an amount which covers the value of all closure, site restoration and aftercare liabilities, such amount to be determined by the Planning Authority.

D) be subject to a review every five years from the date of this consent, or other such intervals as agreed by the Planning Authority. Each review shall be undertaken by a suitably qualified independent professional who has relevant experience in such matters, the identity of whom has been agreed in writing by the Planning Authority prior to the review of the financial guarantee commencing. The review of the financial guarantee shall be submitted no later than three months prior to the expiry of the existing financial guarantee, for the written approval of the Planning Authority. Thereafter and at least 28 days prior to the expiry of the existing financial guarantee, the replacement financial guarantee in favour of and in terms acceptable to the Planning Authority and for the value advised by the review noted above, shall be submitted for the written approval of the Planning Authority.

E) come into effect within 8 months of the date of this planning permission, and expire no earlier than 24 months after the end of the aftercare period.

Reason: In the interests of amenity and in order to retain effective planning control should the operator stop operating.

14. In the event that the financial guarantee, approved under the terms of condition 13 above becomes invalid, has expired, or is terminated for any reason, all operations at the site shall cease no later than three months from the date the financial guarantee became invalid, expired or terminated. If a replacement financial guarantee, which meets the requirements of condition 13, is approved by the Planning Authority and duly executed before the end of the three-month period, the operations may continue. If the operations have ceased due to this clause, they may recommence only upon the approval and execution of a replacement financial guarantee.

Reason: In the interests of amenity and in order to retain effective planning control.

#### **Schedule of Plans Determined**

<b>Drawing Number</b>	<b>Revision</b>	<b>Drawing/Document Title</b>
1849 EX 02		Existing Block Plan
October 2023	3	Bird Hazard Management Plan
R20.10871/1/AF		Dust Management Plan
GB01T17F74.SCTLSD56		Travel Plan
	a	Gantry Details
		Elevations and Details
1849 EX 01		Location Map
1849-PL-02	f	Proposed Block Plan / Future Works
1849-PL-03	b	Proposed Storage Shed

For further information please contact James Weir, Development Standards Team, Email: james.weir@renfrewshire.gov.uk

**Report by Chief Planning Officer**  
**Planning and Climate Change Policy Board: 27 August 2024**

<b>Reference No</b>	24/0261/PP
<b>Application Type</b>	Planning Permission
<b>Proposal</b>	Erection of holiday lodge
<b>Location</b>	Site on Northern Boundary of High Linthills Linthills Road Lochwinnoch
<b>Ward</b>	9 - Johnstone North, Kilbarchan, Howwood and Lochwinnoch
<b>Community Council</b>	Lochwinnoch Community Council
<b>Applicant</b>	Mr Robert Seaton
<b>Recommendation</b>	Grant subject to conditions
All plans, reports, documents and representations relating to this application can be viewed in full online at <a href="https://pl-bs.renfrewshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=SBGJHZMWGMN00">https://pl-bs.renfrewshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=SBGJHZMWGMN00</a>	

This report fulfils the requirements of regulation 16, Schedule 2, paragraphs 3(c) and 4 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.

The report is presented to the Planning and Climate Change Policy Board in line with the Council's Scheme of Delegation. In this instance, the application would normally fall within the Council's scheme of delegation to be determined by an appointed officer. However, a request was submitted by Cllr Andy Doig, Cllr Chris Gilmour and Cllr Gillian Graham, within 21 days of the application appearing on the weekly list, that the matter be removed from the scheme of delegation for determination by the Board due to the application being viewed as controversial in the eyes of the local community.

### **Proposal**

This application seeks planning permission for the erection of a holiday lodge at High Linthills. Access is via Linthills Road, with the lodge positioned on higher ground above the road which bounds the site to the south. Proposed parking arrangements include provision for two spaces adjacent to the site access, and two spaces on the higher ground adjacent to the lodge. The proposed lodge has a rectangular footprint of approx. 100 square metres (including the canopy overhang). It incorporates a dual pitched roof which measures 2.65m in height at the eaves and 4.5m at the ridge. The lodge is clad in cedar cladding with a brick base course, timber window frames and a slate roof. There is provision for six solar panels to be fitted to the roof plane on the rear elevation.

The site layout also includes a container which will be used in connection with the water and electricity supply to the lodge. The container, which is already positioned at the site, will be located to the rear of the lodge. It measures 3m in length by 2.4m in width by 2.6m in height.

### **Site Description**

The site is located at the north western end of Linthills Road and comprises of grassland with a rocky outcrop towards the north western boundary. The site is currently accessed from Linthills Road which bounds the site to the south. The southern boundary is defined by a hedge and trees along the road edge. There are neighbouring residential properties approx. 35m to the south of the access. To the east the site is bound by a strip of woodland, with rolling grassland to the north and west.

The access track which connects the site to Linthills Road has already been formed, as has the hard standing area upon which the lodge would be positioned. A post and wire fence has also been erected along the edge of the access track and the hard standing area, with conifer trees also planted along the edge of the access track in conjunction with the post and wire fence.

It is noted that a holiday lodge was previously approved at this location via appeal (application ref: 20/0195/PP). For the purposes of this application the lodge is in the same position as the previous application. It is also of a comparable design and external finish. However, the footprint of the proposed lodge at 100 sqm is larger than the previous lodge which was 77 sqm. The ridge line on the proposed lodge is also 0.2m higher than the lodge approved at appeal.

### **Pre-Application Consultation with Officers**

The Scottish Government strongly encourages constructive pre-application discussions between prospective applicants and the planning authority. Pre-application discussions seek to identify key planning considerations at an early stage and help inform what supporting information is required to support a subsequent application.

Pre-application discussions have not taken place in this instance.

### **Negotiated Improvements**

Following submission, the following changes have been negotiated between officers and the applicant:

No changes have been negotiated.

### **Site History**

Application No: 20/0195/PP  
Description: Erection of holiday lodge  
Decision: Refused. Appeal sustained.

### **Consultations**

**Environment, Housing & Infrastructure (Env. Protection)** - No objection subject to conditions relating to provision of evidence demonstrating capacity within the private water supply, and the requirement for a site investigation. Advisory notes also recommended with respect to the private water supply coming under the control of The Water Intended for Human Consumption (Private Supplies) (Scotland) Regulations 2017 and the requirement to comply with the requirements of the regulations, and that the property will require a license to operate as a short term let.

**Chief Executive's Service (Roads Development)** – No objection subject to conditions relating to provision of sightlines of 2.4m x 35m to be provided from the centre of the access in either direction with no obstruction to visibility above 1.05m above carriageway level, and that the access shall be constructed to ensure no surface water/ loose chippings are discharged/ carried out onto the public road.

### **Representations**

The application has been publicised in line with the requirements of the relevant legislation.

The following representations were received:

Object - 2  
Support - 0  
Neutral – 0

The points of objection raised in the letters can be summarised below.

1. The previous application was refused on environmental grounds, and included removal of 6m of woodland over which the applicant had no control.
2. Implementation of the access requires the removal of 10-12 mature trees. These should be replaced with full standard trees.
3. The proposed access is incomprehensible. The original field track entrance would be preferable.
4. The lodge now requires 4 parking spaces.
5. The orientation of the lodge requires explanation, with the patio area orientated to face the excavated rock face.
6. Discrepancy in land ownership.
7. Adequacy of private water supply to serve the proposed development and existing properties.
8. The reporter did not manage to visit the site for the appeal.
9. There is no landscaping plan or biodiversity plan submitted with the application.
10. Electricity supply is also at capacity.
11. Drainage and issues with surface water run off.
12. Linthills Road is not suitable to serve the development. It is narrow and in poor condition.
13. If the application is approved it should carry the same conditions as the previous application, and the application should be passed to the planning committee to determine.

### **Policy Context**

In making any determination under the Planning Acts, regard is to be had to the development plan unless material considerations indicate otherwise. In this instance the Development Plan consists of National Planning Framework 4 (NPF4) and the Renfrewshire Local Development Plan (2021) (LDP).

The following provisions of the Development Plan are considered relevant to the determination of this application:

#### **National Planning Framework 4**

Policy 1 - Tackling the climate and nature crises

Policy 2 - Climate mitigation and adaptation

Policy 3 - Biodiversity

Policy 6 – Forestry, woodland and trees

Policy 8 – Green belts

Policy 14 – Design, quality and place

Policy 20 – Blue and green infrastructure

Policy 22 – Flood risk and water management

Policy 29 – Rural development

Policy 30 - Tourism

Full details relating to the policies of the NPF4 can be found [online](#).

#### **Renfrewshire Local Development Plan**

Policy ENV1 – Green Belt

Policy E4 – Tourism

Policy I3 - Flooding and Drainage

Policy I7 - Zero and Low Carbon Buildings

#### **New Development Supplementary Guidance**

Delivering the Environment Strategy – Green Belt and Regional Parks  
Delivering the Economic Strategy - Tourism

Full details relating to the policies of the LDP can be found [online](#).

Other relevant policies and guidance  
Renfrewshire's Tourism Plan 2024-2027

### **Submitted Reports and Assessments**

In assessing and reporting on a planning application the Council is required to provide details of any report or assessment submitted as set out in Regulation 16, Schedule 2, para 4(c) (i) to (iv) of the Development Management Regulations.

No reports or assessments were submitted in support of the application.

### **Scottish Ministers Direction**

In determining a planning application, the Council is required to provide details of any Direction made by Scottish Ministers under Regulation 30 (Directions requiring consultation), Regulation 31 (Directions requiring information), Regulation 32 (Directions restricting the grant of planning permission) and Regulation 33 (Directions requiring consideration of condition) of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, or under Regulation 50 (that development is EIA development) of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.

None.

### **Planning Assessment**

Section 25 of the Town and Country Planning (Scotland) Act requires decisions on planning applications to be made in accordance with the Development Plan. Material considerations applicable to the proposal also require to be taken into consideration, including site history. As noted above a holiday lodge has previously been granted planning permission at this location. Planning permission 20/0195/PP was granted via appeal and remains live until January 2025.

In assessing the appeal, the appointed reporter concluded that the development does not conflict with the criteria set out in the supplementary guidance for new tourist facilities, and for development in the green belt and in the regional park. The development therefore satisfies the requirements of policies ENV1 and E4 of the LDP.

In view of the above it is considered that the principle of the proposed development has been established in accordance with policies ENV1 and E4 and it is not considered necessary to reassess the principle of the development with regard to these policies. The key considerations within the assessment are therefore the detailed assessment criteria within these policies and the associated supplementary guidance, and the relevant policies within NPF4 which now also form part of the development plan.

With regard to the green belt development criteria within the new development supplementary guidance, there will be no loss of prime quality agricultural land or agricultural land of lesser quality that is locally important.

There will be no adverse impacts on wild land.

The proposed access to the site reflects the location of the access approved under the appeal associated with planning application 20/0195/PP. The Roads Development officer

has not objected to the access subject to conditions regarding provision of visibility splays, and surfacing of the access road to ensure no loose chippings or surface water is discharged onto the public road. No concerns have been raised with regard to the suitability of High Linthills Road to accommodate the development.

The proposed access is positioned to the west of the existing access. The formation of the new access will include removal of a section of boundary wall and some trees. To ensure these alterations are implemented sensitively conditions are proposed which would require compensatory replanting of the trees and reinstatement of the boundary wall where the original access will be closed up. The net result of the development would therefore be to move the access slightly to the west. Compensatory planting would also be sought for any trees that are removed to form the sight lines.

It is not anticipated that the development would give rise to any significant effects on public water supply and the water environment from any pollution risk.

The development will not have a significant impact on any active travel routes or access to open space, and is linked to the green network via High Linthills Road.

The lodge will be positioned in the same location as the lodge approved under the appeal associated with planning application 20/0195/PP. The orientation of the lodge has been amended so that the canopy overhang is now orientated to the south (as opposed to the original submission whereby the overhang was orientated to the north). The orientation as now proposed does not raise any issues with respect to overlooking of the neighbouring properties given the separation distance between the neighbours to the south and the site, and the intervening trees and vegetation which form a screen.

While the building occupies higher ground within the site, it will be screened from view to the north by the rocky outcrop, and from views to the east by the existing strip of woodland. The southern boundary of the site is defined by tree and hedge planting which provides some existing screening to the site as viewed from Linthills Road. Additionally, the proposed timber design is considered to be suitable to the location. While the proposed lodge has a slightly larger footprint in comparison to the previous approval, it is not considered to be of a scale that will significantly impact local landscape character or visual amenity both individually and cumulatively.

Landscaping proposals will be requested via condition. This will include a requirement to demonstrate biodiversity gain, to compensate for trees that are removed to accommodate the access, to reinforce the existing boundary treatment where necessary, and to ensure additional planting and boundary treatments are appropriate.

Environmental Protection have requested a condition that would require the applicant to demonstrate that there is capacity within the private water supply to serve the development. This requirement is also set out within part d) of NPF4 policy 22.

With regard to other utilities, it is noted that there is an existing container at the site which would provide the lodge with electricity and water supply. The applicants have advised that the container will be screened with suitable boundary treatment and planting. This can be managed via condition.

For discharge of foul water, the applicants advise that a sewerage tank position has been excavated, and a new treatment plant will be provided thereafter with treated water ultimately discharging to a soakaway in an adjacent field. A condition requiring submission of further details is recommended. It is also noted that this type of foul water treatment system is regulated by SEPA to prevent pollution.

It is not anticipated that there will be a significant detrimental effect on identified nature conservation interests including species and habitats. It is noted that the hard surface where the lodge would be located, and the associated access road have already been formed. There has been no breach of planning control as the existing consent for a lodge at this site has not lapsed. A row of conifer trees has also been planted along the edge of the access track. The trees removed to accommodate the access and the visibility splays will be compensated for via the submission of a landscape strategy for the site.

In view of the above, it is considered that the development complies with Policy ENV1 and the green belt development criteria.

As noted above the development is considered to comply with policy E4 in principle with regard to the site specific locational need. A holiday lodge has previously been approved in this location via application 20/0195/PP, and it was noted by the reporter assessing the appeal that such a development in the Clyde Muirshiel Regional park would be attractive to tourists.

The development will complement existing tourist facilities, and strengthen the attraction of Renfrewshire to a range of visitors. The Lochwinnoch area has several tourist facilities including those associated with Clyde Muirshiel Regional Park and nearby Castle Semple Visitor Centre. The proposal will complement these facilities by offering accommodation that will allow visitors to stay in the area. It is noted that the Council's Tourism Plan aims to grow opportunities around outdoor activities, the natural environment, and historic villages. An outcome of this is to increase the capacity to attract and accommodate visitors.

The siting, scale and layout of the development is considered to be proportionate to the site.

Environmental Protection have not raised any concerns with respect to statutory nuisances such as noise. It is considered that the development would be compatible with surrounding land uses in this regard.

With respect to the New Development Supplementary Guidance on tourism developments, the development will add to the attraction of Renfrewshire as a visitor destination by providing additional tourist accommodation to complement existing facilities in the area.

A condition is recommended to ensure the lodge is not occupied on a full time basis as permanent residential accommodation. This condition was also applied to the appeal decision for the previous application 20/0195/PP.

There will not be a significant detrimental impact on visual amenity, the built heritage or natural heritage interests.

The design and external finish of the lodge is appropriate for the location.

The development is compatible with neighbouring land uses.

There will not be a significant adverse impact on the natural environment, and as noted above a landscape strategy will be sought via condition to ensure appropriate compensatory planting and biodiversity gain is delivered at the site.

The applicant will be required to demonstrate that there is suitable capacity within the private water supply as per the consultation response from Environmental Protection. Matters relating to other utility connections have been addressed above.



Roads Development have not raised any concerns with respect to the capacity of the road network to accommodate the development.

The site connects to active travel routes and the wider green network via High Linthills Road.

The proposed development has been amended to incorporate solar panels into the design.

In view of the above it is considered that the development complies with Policy E4 and the New Development Supplementary Guidance on tourism development.

As the application site is located within the Clyde Muirshiel Regional Park, it must also be assessed against the New Development Supplementary Guidance on Regional Parks.

The relevant guidance indicates that tourism uses will be permitted within the regional park where they will bring social or economic benefits. While the development is of a small scale it will contribute to the overall mix of tourism accommodation within the area. The Council's Tourism Plan seeks to build capacity in the area for tourism growth, and the development will contribute towards this objective.

It is not anticipated that there will be a significant detrimental impact on nature conservation, landscape character or heritage. The development will not cause significant conflict with neighbouring land uses with respect to matters which can be controlled by the Planning Authority.

The proposed building is appropriate to its surroundings with respect to design and materials, and there will be no significant impact on the visual amenity of the area. Finally, the development does not prevent or diminish existing recreational access to the surrounding area.

In view of the above, it is considered that the development complies with the relevant policies and guidance set out within the LDP.

With regard to NPF4, Policy 8 states that tourism uses will be supported within the green belt.

The site-specific locational need for the development has been accepted as per the above assessment. The purpose of the green belt will not be undermined. The proposal is of an acceptable scale and external appearance and is compatible with the surrounding landscape character. There will be no significant long-term impact on the environmental quality of the green belt.

Policy 29 states that development proposals that contribute to the viability, sustainability and diversity of rural communities and the local rural economy will be supported. The development could bring economic benefit through the provision of tourist accommodation which would allow tourists to stay in the local area. Though this is unlikely to be significant given the scale of the development. It is considered that the development is suitably scaled, sited, and designed to be in keeping with the character of the area.

Policy 30 states that development proposals for new tourist facilities or accommodation will be supported in areas identified in the LDP. The proposal is considered to comply with the LDP as noted in the above assessment. This includes the site-specific locational justification. Proposals for tourism related development must thereafter take into account a number of criteria.

It is acknowledged that the development could bring economic benefit through the provision of tourist accommodation which would allow tourists to stay in the local area.

The nature and scale of the development is compatible with the surrounding area.

The development will not have a detrimental impact on the local community by hindering the provision of homes and services. Matters relating to utility supplies have been addressed above.

Roads Development have made no objection with regard to parking and traffic generation, and the suitability of the local road network to accommodate the development.

The applicant has advised that the proposed lodge complies with disabled ambulant access provisions.

The development has been amended to incorporate solar panels into the design.

The development would improve access to the natural environment by providing tourist accommodation within the Clyde Muirshiel Regional Park.

With regard to policies 3 and 6, the developer will be required to compensate for the removal of the trees to accommodate the site access. The landscape strategy which demonstrates this compensation shall also require to include a biodiversity strategy to ensure biodiversity net gain.

The development is considered to be of an acceptable design and incorporates materials that are suitable for use at this location. It is acceptable with regard to its impact on the place as set out within Policy 14.

The development complies with Policy 20 in that it is compatible with the uses, natural habitats and character of the regional park.

Finally with regard to policies 1 and 2 the development is not considered to raise significant implications with regard to the global climate and nature crisis. Appropriate compensatory planting and biodiversity gain will be sought as part of the development. Solar panels have been incorporated into the design of the lodge to reduce the carbon emissions associated with the development through the generation of renewable energy.

In view of the above, it is considered that the development complies with NPF4.

In response to the points raised in the letters of representation.

1 – The previous application was subsequently granted at appeal. It is considered that conditions can be used to ensure the environmental impact of the development is mitigated primarily through compensatory planting of trees that require to be felled to accommodate the access.

2 - Replacement trees will be required via condition.

3 – The proposed access has been approved by Roads Development subject to conditions relating to sight lines and the surfacing of the access.

4 – Four car parking spaces have been proposed to ensure the lodge is accessible given the gradient of the access track. Vehicles can therefore park at the bottom of the access track if required.

- 5 – The orientation of the lodge is discussed in the foregoing assessment.
- 6 – Matters relating to land ownership are a separate legal matter and not material to the assessment of the planning application.
- 7 – A condition will be used to require the developer to demonstrate adequacy within the private water supply before the lodge can be brought into use.
- 8 – The appeal decision notice advises that the reporter did undertake a site inspection.
- 9 – Landscaping and biodiversity plans will be sought via condition.
- 10 – Capacity within the electricity grid is a matter for the developer to discuss with SPEN and would not be an impediment to the determination of a planning application.
- 11 – Roads Development have requested a condition to ensure that no surface water or loose chippings are discharged or carried out onto the public road.
- 12 – Roads Development have not raised any concern over the suitability of Linthills Road to accommodate the development.
- 13 – The conditions that were attached to the appeal decision would be reapplied in this instance, and the application will be determined by the Planning and Climate Change Policy Board.

### **Section 75 Obligations**

The Council is required to provide a summary of the terms of any planning obligation which is required to be entered into under Section 75 of the Town and Country Planning (Scotland) Act in relation to the grant of permission for the proposed development:

None.

### **Conclusion**

In view of the above, it is considered that the proposal would accord with the relevant provisions of the Development Plan. There are no other material considerations. Planning permission should therefore be granted subject to conditions.

### **Recommendation**

Grant subject to conditions

### **Reason(s) for Recommendation**

1. The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan

### **Condition(s)**

1. That the development hereby approved shall be used as holiday accommodation only, and shall not be used as permanent residential accommodation. For the purposes of this condition permanent residential accommodation is defined as occupation by the same person or persons continuously for more than 28 days, or cumulatively for more than 84 days in a single calendar year.

Reason: To define the consent in the interests of protecting the integrity of the Local Development Plan policies on new housing within the green belt.

2. That prior to construction commencing on the structure of the holiday lodge hereby approved, the developer shall submit a scheme of landscaping for the written approval of the Planning Authority. The scheme shall include details of existing trees, shrubs, and hedgerows to be retained (and measures for their protection) and those that are to be felled; a scheme of tree, shrub and hedge planting and grass seeding and/or turfing including compensatory planting for any trees and shrubs removed to accommodate the access and associated visibility splays and planting to screen the existing container on the site which provides the electricity and water supply for the lodge; measures to promote biodiversity gain at the site, the phased implementation of the proposed landscaping, and details of the management and maintenance of landscaped areas. The scheme thereafter approved shall be implemented on site in accordance with the phasing plan, and maintained thereafter in accordance with the maintenance details.

Reason: To ensure a suitable landscape strategy is developed for the site in the interests of visual amenity and biodiversity.

3. That prior to construction commencing on the structure of the holiday lodge , the developer shall submit for the written approval of the Planning Authority a plan showing the location of all existing boundary walls, fences, gates, and any other method of enclosure to be retained and those that shall be removed, and the location, design and finish of all proposed boundary walls, fences, gates, and any other method of enclosure. The development shall thereafter be undertaken in accordance with the approved plan.

Reason: To ensure a suitable scheme of boundary treatment is developed for the site in the interests of visual amenity.

4. That prior to construction commencing on the structure of the holiday lodge, the developer shall submit a plan detailing the design of the proposed access for the written approval of the Planning Authority. The plan shall specify the design of the access, its geometry, surfacing, a drainage scheme to prevent surface water discharging onto the public road, any gates and or boundary walls, and the works required to form the required visibility splays. The approved access shall thereafter be implemented on site and the visibility splays formed prior to the holiday lodge being brought into use. The visibility splays shall be maintained thereafter for the life of the development.

Reason: To ensure a safe access to the site is formed.

5. That the holiday lodge shall not be occupied or brought into use until the developer provides evidence for the written approval of the Planning Authority which demonstrates sufficient capacity in the private water supply to serve the property.

Reason: To ensure the holiday lodge can be serviced and that water supply to other properties is not compromised.

6. That construction of the structure of the holiday lodge hereby approved shall not commence until written approval of:
  - a) a Site Investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein
  - b) a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained with the site investigation report prepared in accordance with current authoritative technical guidance, has been provided by the Planning Authority.

Reason: To ensure that the site will be made suitable for its proposed use.

7. Prior to occupation of the holiday lodge:

- a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy and Implementation Plan; and/or
- b) where remediation works are not required but soils are to be imported to site, a Verification Report confirming imported materials are suitable for use shall be submitted to the Planning Authority and approved in writing.

Reason: To demonstrate that works required to make the site suitable for use have been completed.

8. That prior to construction commencing on the structure of the holiday lodge hereby approved, the developer shall first provide a specification detailing the design, colour, and texture of all finishing materials to be used on the lodge and all energy efficiency measures to be employed within the design and construction of the lodge shall be submitted for the written approval of the Planning Authority. Only the approved details shall thereafter be used in the development of the site.

Reason: To ensure that the proposed finishing materials are suitable for use in the interests of visual amenity.

9. That prior to the holiday lodge being occupied or brought into use, the developer shall submit for the written approval of the Planning Authority a strategy for the management and disposal of all foul and surface water at the site. The approved strategy shall thereafter be implemented on site prior to the holiday lodge being occupied or brought into use, and shall be maintained thereafter for the duration that the lodge is occupied or in use to the satisfaction of the Planning Authority.

Reason: To ensure all foul and surface water is managed sustainably in the interests of pollution control.

**Advisory Note(s)**

- 1. It should be noted that with the addition of the holiday lodge development to the private water supply the supply will come under the control of The Water Intended for Human Consumption (Private Supplies) (Scotland) Regulations 2017 and to comply with the requirements of the regulations. As such the water supply will require to be sampled and risk assessed prior to use of the lodge and thereafter on an annual basis with all associated costs passed to the applicant.
- 2. The property will require a license to operate as a short term let. The applicant should apply to the Licensing section of Renfrewshire Council. More information on this is available from the council's website.

**Schedule of Plans Determined**

Drawing Number	Revision	Drawing/Document Title
23.259.01 (003)	A	Site Plan Proposed
23.259.02 (001)	A	Floor Plan and Elevations
2310979-1	A	Impression

23.259.01 (002)		Site Plan as Existing
23.259.01 (001)		Location Plan

For further information please contact James Weir, Development Standards Team, Email: [james.weir@renfrewshire.gov.uk](mailto:james.weir@renfrewshire.gov.uk)

**Report by Chief Planning Officer**  
**Planning and Climate Change Policy Board: 27 August 2024**

<b>Reference No</b>	24/0316/PP
<b>Application Type</b>	Planning Permission
<b>Proposal</b>	Conversion of vacant nursing home to form 17 flats with associated parking and landscaping.
<b>Location</b>	Priory Park Nursing Home, 19 - 21 Main Road, Paisley
<b>Ward</b>	4 - Paisley Northwest
<b>Community Council</b>	Paisley West and Central Community Council
<b>Applicant</b>	P Zace PZ Investments Limited
<b>Recommendation</b>	Grant subject to conditions
All plans, reports, documents and representations relating to this application can be viewed in full online at <a href="https://pl-bs.renfrewshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SCWKVOMWHAQ00">https://pl-bs.renfrewshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SCWKVOMWHAQ00</a>	

This report fulfils the requirements of regulation 16, Schedule 2, paragraphs 3(c) and 4 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.

The report is presented to the Planning and Climate Change Policy Board in line with the Council's Scheme of Delegation.

### **Proposal**

This application seeks the conversion of a vacant nursing home to form 17 flats with associated parking and landscaping at the former Priory Park Nursing Home at 19-21 Main Road, Paisley. The flats would be formed over 4 levels.

The development would utilise the existing entrance and exit from Main Road. Existing parking spaces would be utilised as well as additional space created to form a total of 30 spaces.

Amenity space would be to the western side of the building and to the rear (north). Any external alterations to the building would be minimal and would mainly relate to windows, doors parking. Bin storage areas would also be positioned along the site frontage in 2 separate areas.

### **Site Description**

The application site is located within a predominantly residential area to the south of Castlehead High School. The site is located within the Castlehead Conservation Area as identified within the Adopted Renfrewshire Local Development Plan (LDP) and is characterised by substantial Victorian villas set within large gardens with mature trees. The application site comprises of a traditional sandstone villa and a modern 3 storey addition which was previously operated as a nursing home. Castlehead High School is located to the north of the site. There are residential properties to the west and south of the site and a wooded area (within ownership of the applicant) is located immediately to the east of the site.

### **Pre-Application Consultation with Officers**

The Scottish Government strongly encourages constructive pre-application discussions between prospective applicants and the planning authority. Pre-application discussions seek to identify key planning considerations at an early stage and help inform what supporting information is required to support a subsequent application.

No pre-application discussions have taken place.

### **Site History**

The planning history for the site is as follows;

- Application No: 23/0217/PP  
Description: Conversion of nursing home to form 17 flats with associated parking and landscaping  
Decision: Withdrawn
- Application No: 19/0681/PP  
Description: Conversion of vacant nursing home to form 17 flats with associated parking and landscaping.  
Decision: Grant subject to conditions
- Application No: 07/0370/PP  
Description: Erection of assisted flatted development comprising 13 units.  
Decision: Refused
- Application No: 06/0172/PP  
Description: Erection of 3 storey side/rear extension and erection of 2 storey front/side extension and installation of side window to nursing home. (Amendment to planning consent 05/750/PP)  
Decision: Grant subject to conditions
- Application No: 05/0750/PP  
Description: Erection of three storey extension to the rear of the nursing home to accommodate a store, bathroom and administration office.  
Decision: Grant subject to conditions
- Application No: 01/0219/PP  
Description: Alterations and extension to existing nursing home, including formation of parking.  
Decision: Grant subject to conditions
- Application No: 99/0909/PP  
Description: Erection of residential development comprising 9 sheltered flats and formation of car parking.  
Decision: Withdrawn

### **Consultations**

**Children's Services** – No objection.

**Chief Executive's Service (Roads Development)** – Object on the basis that the footways, lighting and carriageway along Main Road are not in a suitable condition thus making connectivity to the town centre more difficult. Unfortunately, although these are outwith the developers control they require to be brought up to an adoptable standard. Comments are also provided with regards to cycle parking, charging, a Transport Statement and a Bin Statement. There is also a deficit of 2 parking spaces as 28 spaces are required plus 4 visitor spaces. It is noted that the developer has control of the footpath across the site frontage by means of an agreement with interested parties.

**Environment, Housing & Infrastructure (Env. Protection)** – No objections

### **Representations**

The application has been publicised in line with the requirements of the relevant legislation. The following representations were received:



Object - 11  
Support - 0  
Neutral – 0

The matters raised in the letters of representation can be summarised as follows.

1. High density development
2. Not in-keeping with conservation area
3. Impact of vehicles on road and road maintenance issues
4. Impact on traffic and traffic safety
5. Length of time to complete building works
6. Impact on adjoining wooded area
7. Impact on utilities
8. Loss of light
9. Loss of trees, tree protection and trees not marked correctly on plan
10. Impact on wildlife
11. Increased waste
12. Poor lit road
13. Lack of open space
14. Increased carbon emissions
15. Impact on privacy

### **Policy Context**

In making any determination under the Planning Acts, regard is to be had to the development plan unless material considerations indicate otherwise. In this instance the Development Plan consists of National Planning Framework 4 (NPF4) and the Renfrewshire Local Development Plan (2021) (LDP).

The following provisions of the Development Plan are considered relevant to the determination of this application:

#### **National Planning Framework 4**

Policy 1 - Tackling the climate and nature crises  
Policy 2 - Climate mitigation and adaptation  
Policy 3 – Biodiversity  
Policy 6 – Forestry, woodland and trees  
Policy 7 - Historic assets and places  
Policy 9 - Brownfield, vacant and derelict land and empty buildings  
Policy 14 - Design, quality and place  
Policy 15 - Local Living and 20 minute neighbourhoods  
Policy 16 - Quality homes

Full details relating to the policies of the NPF4 can be found [online](#).

#### **Renfrewshire Local Development Plan**

Policy P1 - Renfrewshire's Places  
Policy P2 - Housing Land Supply  
Policy ENV 2 – Natural Heritage  
Policy ENV3 - Built and Cultural Heritage  
Policy I1 – Connecting Places  
Policy I7 – Zero and Low Carbon Buildings

Full details relating to the policies of the LDP can be found [online](#).

#### Supplementary Guidance

Delivering the Environment Strategy  
Delivering the Infrastructure Strategy  
Delivering the Places Strategy

#### Material Considerations

Renfrewshire Council's Residential Design Guide  
Renfrewshire Planning & Development Tree Policy – 2022  
Historic Environment Scotland's Historic Environment Policy for Scotland (HEPS) 2019 and associated "Managing Change in the Historic Environment" guidance notes.

#### Submitted Reports and Assessments

In assessing and reporting on a planning application the Council is required to provide details of any report or assessment submitted as set out in Regulation 16, Schedule 2, para 4(c) (i) to (iv) of the Development Management Regulations.

No reports or assessments have been submitted in support of the application.

#### Scottish Ministers Direction

In determining a planning application, the Council is required to provide details of any Direction made by Scottish Ministers under Regulation 30 (Directions requiring consultation), Regulation 31 (Directions requiring information), Regulation 32 (Directions restricting the grant of planning permission) and Regulation 33 (Directions requiring consideration of condition) of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, or under Regulation 50 (that development is EIA development) of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.

None.

#### Planning Assessment

National Planning Framework 4 (NPF4) provides the long-term national spatial strategy for planning in Scotland. It sets out the Scottish Government's current view on delivering sustainable, liveable, and productive places through the application of spatial principles. Policy 9 relates to the reuse of brownfield, vacant and derelict land and empty buildings. The building has been vacant for a number of years and is in a state of disrepair. The proposals would bring the building back into use and provide 17 new dwellings in a residential area. As such, it would comply with this policy.

The application site is covered by Policy P1 of the Adopted Renfrewshire Local Development Plan (2021) which states that within uncoloured areas on the Proposals Maps there will be a general presumption in favour of a continuance of the built form. The application site is located within a residential area where housing would be an appropriate use which would contribute towards meeting Renfrewshire's Housing Need and Demand and support Policy P2.

The development of the site for residential use would comply with the development plan in principle. However detailed consideration of the proposed development against the provisions of the New Development Supplementary Guidance and the Residential Design Guide is required.

These documents set out a range of considerations that form the basis of good places design. Each consideration will be assessed in turn.

#### Context and Character

With regard to the context and character of the development, the land use is appropriate for the location which is characterised by residential land uses. Due to the nature of existing development at this location, adequate services are in place to serve the proposals.

It is proposed to remove 4 trees along the southern boundary. However, 7 additional trees would be planted along the southern and eastern boundary. There are no other key landscape features within the site which require assessment. Landscaping for the development would also be provided and details can be considered through the imposition of an appropriate condition. It is considered that the proposal would be sympathetic to the character and appearance of the surrounding area and would be complimentary to other residential properties within the vicinity of the site. Overall, the development is considered to adequately address its location in terms of context and character as set out within the Supplementary Guidance.

#### Access & Connectivity

Policy 15 advocates local living to encourage connected and compact neighbourhoods where people can meet most daily needs within a reasonable distance of their home. Policies 13 and I1 advocate good accessibility and connectivity to walking, cycling and public transport.

The site is located on Main Road, within Castlehead which is in close proximity to George Street, a main route to Paisley town centre, with bus links and Paisley Canal railway station is a 15 min walk. As such, it is considered the site offers suitable sustainable transport options to satisfy Policy 13, 15 and I1.

With regards to the Council's Chief Executive's Service (Roads Development), Main Road is an existing unadopted road where there are a number of residential properties utilising the road and footpath to access the dwellings. The proposal relates to an existing building which was previously occupied by a nursing home and planning permission has previously been approved for a similar residential development to the one subject to this report. The length of Main Road is outwith the control of the applicant and given the nature of the proposal, it is not possible or proportionate to request an upgrade of the entire length of the carriageway to the A761. A condition to upgrade the footpath along the frontage of the site could be imposed to improve pedestrian access into the site and this is in the control of the applicant through an agreement with interested parties. With regards to the parking shortfall of 2 spaces, as discussed above, the site is walking distance to the A761 and George St which have direct links to the town centre. Cycle parking could also be secured through a planning condition. It is also considered that the carriageway adjacent to the site could accommodate on-street parking should the need arise. For these reasons, it is also not considered necessary to request a Transport Statement. A condition could also be imposed to ensure waste was appropriately managed through the submission of a waste management strategy.

#### Layout and Built Form

The residential character of the area has been well established and has a mix of dwelling types. There is a mix of residential scales, with a wide variety in heights and building forms. The proposed development would not introduce a significant physical change to the appearance of the building and would mainly comprise of upgraded windows etc. which would be a welcome improvement to the protection of the character of the conservation area given the building has been vacant for a considerable period. As such it is considered that the development would comply with Policies 7 and ENV3.

It is noted that the building was previously used as a nursing home and the layout is on balance, considered acceptable in achieving an acceptable level of amenity for the flats.

Overall, it is considered that the layout and built form would be acceptable and would not have a detrimental impact on the character and appearance of the development and surrounding conservation area.

#### Environment and Community

It is proposed to remove 4 trees at the site frontage. However, landscaping is proposed along the site frontage boundary and eastern boundary. New trees would also be planted within the site. An appropriate condition would be attached with respect to landscaping and to secure the additional tree planting.

Policy 6, Policy ENV2 and the Council's Planning and Development Tree Policy seek to ensure that due consideration is given to the safeguarding of trees as part of the proposed layout. Policy 3 also seeks to enhance biodiversity. For the reasons discussed above, it is considered that although trees would be removed due to the nature of the works, the proposed landscaping would ensure that appropriate measures would be put in place in relation to biodiversity.

#### Buildings and Design

As discussed above, it is considered that the proposed development of the existing building for re-use would improve the character and appearance of the surrounding area and the development would be in an appropriate location in accordance with Policies 14 and 16.

It is also considered that the development would ensure the re-use of a visually prominent building within the conservation area and would have a positive impact on the character and appearance of the surrounding area, as such it would comply with Policies 7 and ENV3.

The buildings would also have a number of measures to reduce energy use and CO2 emissions including photo voltaic panels etc. in accordance with Policies 1, 2 and 17.

In response to the issues raised by the representees

- High density development
- Not in-keeping with conservation area

The application relates to existing buildings which have been vacant for some time and the application does not propose any extensions to increase the footprint of the buildings. As such, it is not considered that the proposal would impact on the built form of the established residential pattern of the surrounding area. The site is within a residential area, development is acceptable in principle. The buildings have a large footprint and have 3 levels including attic space which could accommodate conversion to flats to facilitate the re-use of the vacant building. As such, it is considered that the re-use of this vacant building would have a positive impact on the character and appearance of the conservation area.

- Impact of vehicles on road and road maintenance issues
- Impact on traffic and traffic safety

The proposed development relates to an existing building where the previous use as a nursing home would have generated a number of vehicular trips. The site is located within a residential area where there are a number of residential properties already utilising the unadopted road. It is considered that due to the nature of the proposal, the development would not unacceptably impact on the surrounding road network, given the site's previous use. The issue of upkeep of the private road is a separate legal matter for the parties with an interest in the road and footpaths. Although the Council's Chief Executive's Service (Roads Development) have raised issues with regards to upgrading the footpath frontages etc. concerns have not been raised with respect to road safety.

- Length of time to complete building works

The development relates to a conversion of an existing building within a residential area. The time taken to complete the development would not be a material planning consideration.

- Impact on adjoining wooded area

It is not proposed to develop the wooded area. Additional planting is also proposed in this area, details of which can be secured via an appropriate condition.

- Impact on utilities

The development relates to an existing building where there would be existing utilities.

- Loss of light

It is not considered that the development would have any significant additional impact on light to dwellings within the vicinity to that existing.

- Loss of trees, tree protection and trees not marked correctly on plan

It is proposed to remove 5 trees at the site frontage. However, mature trees would be retained and 8 new trees are proposed. Landscaping is proposed along the site frontage boundary and eastern boundary. An appropriate condition would be attached with respect to landscaping.

- Impact on wildlife

There are no specific designations relating to wildlife covering the site. Furthermore, the proposal does not represent any significant physical development, other than the formation of parking spaces. However, the developer must consider any protected species that may be present when developing the site and best practice should be followed.

- Increased waste

It is not considered that the development would result in a significant increase in waste from its previous use as a nursing home where a waste collection regime would have been in operation. It is considered appropriate to attach a condition to request details of a waste strategy for the development.

- Poor lit road

As discussed, the Main Road is an unadopted road that currently serves a number of existing residential properties. The proposed development would utilise an existing building which was previously occupied as a nursing home where there would have been a number of vehicular trips associated with this use. Any upgrade to the road and lighting would be a private matter for the developer and other interested parties.

- Lack of open space

There would be amenity space to the rear of the flatted properties and also to the north west corner of the site which is considered to be proportionate to a development of this nature.

- Increased carbon emissions

It is considered that the re-use of an existing building would be more sustainable than a new build and introduce the opportunity to improve the fabric of the building. It would be more energy efficient through improved heating systems, replacement windows and photovoltaic panels etc.

▪ Impact on privacy

It is not considered that the proposal would have a detrimental impact on privacy of adjacent properties. No new windows would be introduced.

For the reasons set out above, it is considered that the proposal would be acceptable, the re-use of the building would have a positive impact on Castlehead Conservation Area and would accord with the relevant provisions of the Development Plan.

**Section 75 Obligations**

The Council is required to provide a summary of the terms of any planning obligation which is required to be entered into under Section 75 of the Town and Country Planning (Scotland) Act in relation to the grant of permission for the proposed development.

None.

**Conclusion**

In view of the above, it is considered that the proposal would accord with the relevant provisions of the Development Plan. There are no other material considerations. Planning permission should therefore be granted subject to conditions.

**Recommendation**

Grant subject to conditions.

**Reason(s) for Recommendation**

1. The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

**Condition(s)**

1. That before any development of the site commences, a scheme of landscaping, for the site, shall be submitted to, and approved by, the Planning Authority; the scheme shall include:
  - (a) details of any earth moulding and hard landscaping, grass seeding and turfing;
  - (b) a scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted;
  - (c) details of the phasing of these works;
  - (d) details on how retained trees will be protected through the construction phase and future use of the site.

Reason: In the interests of the visual amenity of the area.

2. That the details of the landscaping scheme approved under the terms of condition 1 above shall be carried out in the first planting season and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless Renfrewshire Council as Planning Authority gives written consent to any variation.

Reason: In the interest of the visual amenity of the area.

3. That, prior to the commencement of development, a detailed schedule of the proposed external finishes for the flats, together with a plan and schedule of the surface treatments to be used on the roads, parking spaces, hardstandings and footpaths within the site shall be submitted for the written approval of Renfrewshire Council as Planning Authority. Thereafter, these shall be constructed only in accordance with such details as approved to the satisfaction of Renfrewshire Council as Planning Authority.

Reason: In the interest of the amenity of the area.

4. That prior to the commencement of the development, details of all boundary treatments to be formed shall be submitted for the written approval of Renfrewshire Council as Planning Authority. Thereafter, all boundary fences and walls, including any retaining walls as may be approved shall be erected prior to the occupation of the flats to the satisfaction of Renfrewshire Council as Planning Authority.

Reason: In the interest of the amenity of the area.

5. That prior to the commencement of the development, details of footpath connections to flat entrances within the site shall be submitted for the written approval of Renfrewshire Council as Planning Authority. For the avoidance of doubt, this shall include footpath levels, retention details and surface finishes. Thereafter, footpaths shall be constructed only in accordance with such details as may be approved to the satisfaction of Renfrewshire Council as Planning Authority.

Reason: In the interest of the amenity of the area.

6. That prior to the occupation of the first flat, the footpath along the whole length of the site frontage as detailed on approved site plan (P01 Rev B) shall be upgraded to an adoptable standard and thereafter maintained to the satisfaction of Renfrewshire Council as Planning Authority.

Reason: To ensure that the footpath is suitable for pedestrian use.

7. That prior to the occupation of the first flat, cycle parking shall be provided, details of which shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority.

Reason: To ensure adequate provision for cycle parking.

8. That prior to the commencement of development full details of a waste strategy for the development shall be submitted for the written approval of Renfrewshire Council as Planning Authority. For the avoidance of doubt the strategy shall detail how bins will be emptied and show the bin storage areas and any associated bin stores together with a swept path analysis if bin lorries are to enter the site. Thereafter the waste strategy shall be implemented in accordance with the approved arrangements to the satisfaction of Renfrewshire Council as Planning Authority.

Reason: In the interests of amenity.

**Advisory Note(s)**

1. None

**Schedule of Plans Determined**

<b>Drawing Number</b>	<b>Revision</b>	<b>Drawing/Document Title</b>
E01		Location Plan
P01 B		Proposed Site Layout
E02		Lower Ground and Ground Floor Plans as existing
E03		First Floor, Second Floor and Roof Plans as Existing
E05		Gable Elevations existing
E04		Main Elevations as existing
P03		First Floor and Second Floor and Roof Plan as proposed
P05		Gable Elevations as proposed
P02		Lower Ground Floor and Ground Floor as proposed
P04		Main Elevations as proposed

For further information please contact Fiona Knighton, Development Standards Team, Email: [fiona.knighton@renfrewshire.gov.uk](mailto:fiona.knighton@renfrewshire.gov.uk)



**Report by Chief Planning Officer**  
**Planning and Climate Change Policy Board: 27 August 2024**

<b>Reference No</b>	24/0323/PP
<b>Application Type</b>	Planning Permission
<b>Proposal</b>	Erection of 30 holiday lodges and associated access, drainage, and landscaping works.
<b>Location</b>	Mar Hall, Mar Hall Drive, Bishopton
<b>Ward</b>	11 - Bishopton, Bridge of Weir and Langbank
<b>Community Council</b>	Erskine Community Council
<b>Applicant</b>	Mar Hall Hospitality Limited
<b>Recommendation</b>	Grant subject to conditions
All plans, reports, documents and representations relating to this application can be viewed in full online at <a href="https://pl-bs.renfrewshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SD7I66MWHEJ00">https://pl-bs.renfrewshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SD7I66MWHEJ00</a>	

This report fulfils the requirements of regulation 16, Schedule 2, paragraphs 3(c) and 4 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.

This report is presented to the Planning and Climate Change Policy Board in line with the Council's Scheme of Delegation. In this instance, the application would normally fall within the Council's scheme of delegation to be determined by an appointed officer. However, a request was submitted by Cllr Fiona Airlie-Nicolson, Cllr John Shaw and Cllr Michelle Campbell within 21 days of the application appearing on the weekly list, that the matter be removed from the scheme of delegation for determination by the Board due to concerns over the potential impact to the tree preservation order and the bio-diversity of the wooded area including the scale of the development in this location and its relationship with the previously approved housing site.

### **Proposal**

This application seeks planning permission for the erection of 30 holiday lodges including associated access, drainage and landscaping within the grounds of the Mar Hall Estate. The proposed lodges would comprise of a mix of one, two and four bedroom units. It is proposed to erect 30 lodges in a variety of designs.

#### **A Lodge Types (5no)**

There would be two styles of the A - lodge type. They would comprise of modular single storey units with one bedroom. Each A type lodge would have a slightly different layout and roof design based on the same modular unit size. The lodges would have a balcony with a bath tub or hot tub. The lodges would be clad in timber with metal standing seam roofs.

#### **B Lodge Types (23no)**

There would be three styles of the B - lodge type. They would comprise of modular single storey two bedroom units. These lodges are based on the Type A bedroom modules and would offer similar facilities. The lodges would be clad in timber with metal standing seam roofs.

#### **C Lodge Type (2no)**

There would be one style of the C - lodge type. It would comprise of two type B lodges stacked to form a stepped 2 storey unit. These units are located on sloping sites to take advantage of the contours to give access to each level without the need for stairs. Again, these lodges would offer similar facilities to the other lodge types and would provide 4 bedrooms. The lodges would be clad in timber with metal standing seam roofs.

All of the proposed lodges would be supported on ground screw foundations with screw piles and ground beams underneath to avoid excavation and to avoid damage to tree roots. Proposed lighting would be a combination of low level bollards, low level step lights and discreet up/down wall lights.

There is no car parking proposed. Guests would park in the existing hotel car park area with luggage transferred to lodges via electric powered buggies. Options for guests to access the lodges would either be by foot, bike or electric buggy. Existing access tracks would be upgraded with new individual paths from the main tracks to allow access to lodges. Bike storage and buggy parking areas would be located adjacent to each lodge.

### **Site Description**

The application site is located within the Mar Hall Estate to the north of Bishopton overlooking the Inner Clyde Estuary to the west of the Erskine Bridge. To the south of the estate is the large Hewlett Packard Facility and the Erskine Hospital complex. The entrance to the hotel and estate is from the B815 adjacent to South Lodge. The hotel is accessed via Mar Hall Drive which curves east through woodland to arrive at the hotel entrance and main house.

The proposed 1.98ha lodge development is located to the east of the main house on land encircled by the golf course. The existing estate comprises of Mar Hall Hotel (category A listed), golf, spa resort. The hotel is currently undergoing a substantial refurbishment programme as part of ongoing investment under new ownership. The proposed development would form part of an overall masterplan for the hotel upgrade and development within the estate.

The site is covered by a Tree Preservation Order. The Inner Clyde Estuary Special Protection Area and Erskine West Ferry Barrhill Wood/ Boden Boo SINC are located to the north of the site.

### **Pre-Application Consultation with Officers**

The Scottish Government strongly encourages constructive pre-application discussions between prospective applicants and the planning authority. Pre-application discussions seek to identify key planning considerations at an early stage and help inform what supporting information is required to support a subsequent application.

Pre-application discussions have taken place, focusing on the following matters:

- Relevant development plan policies;
- Principle of development and masterplan proposals; and
- Relevant drawings and documents required for the assessment of the proposal.

### **Site History**

Application No: 21/1022/PP  
Description: Erection of residential development comprising 25 dwellinghouses  
Decision: Grant subject to conditions

Application No: 24/0293/EA  
Description: Request for EIA screening opinion for siting of holiday accommodation units and associated access, drainage and landscaping works  
Decision: Environmental assessment not required

Application No: 24/0363/LB

Description: Internal refurbishment and minor alterations of suites, bedrooms , bathrooms and associated circulation areas in the Mansion House of Mar Hall Hotel  
Decision: Pending decision

Application No: 24/0370/LB  
Description: Refurbishment and minor alterations of public areas and back of house areas at ground and lower ground floor levels of the Mansion House of Mar Hall Hotel  
Decision: Pending consideration

Application No: 24/0425/PP  
Description: Section 42 application to delete condition 6 of planning application 21/1022/PP for the erection of residential development comprising 25 dwellinghouses  
Decision: Pending consideration

Application No: 24/0426/PP  
Description: Extension and external alterations to leisure facilities to create spa and installation of spa garden with associated swimming pools, terraces, pergolas and herbal warm rooms, erection of entrance canopy and porch and external timber and stone walling effect cladding to golfer's lodge, and upgrading of access track  
Decision: Pending consideration

Application No: 24/0455/PP  
Description: Erection of holiday lodge  
Decision: Pending consideration

Application No: 24/0504/LB  
Description: Installation of external lighting scheme at Mar Hall Hotel Mansion House.  
Decision: Pending consideration

Application No: 20/0168/PP  
Description: Erection of residential development comprising 28 dwellinghouses with associated access and landscaping works  
Decision: Withdrawn

Application No: 19/0197/PP  
Description: Erection of buildings to form spa facility  
Decision: Grant

Application No: 18/0849/TP  
Description: Fell one beech tree and one sycamore tree and pruning of trees along main driveway  
Decision: Grant subject to conditions

Application No: 17/0739/TP  
Description: Felling of one beech tree.  
Decision: Grant subject to conditions

Application No: 17/0672/PP  
Description: Erection of single storey extension to side of restaurant, installation of decking and external alterations.  
Decision: Grant

Application No: 18/0490/PP  
 Description: Variation to design of previously approved lodge (previous ref: 17/0130/PP)  
 Decision: Grant subject to conditions

Application No: 17/0130/PP  
 Description: Erection of 2 holiday lodges with associated infrastructure and parking (amendment to Planning Approval 14/0500/PP).  
 Decision: Grant subject to conditions

Application No: 15/0342/CL  
 Description: Certificate of Lawfulness for change of use and conversion of former hospital to hotel, spa and leisure facilities and associated alterations; formation of golf course with associated landscaping and improvement works including construction of new access;  
 Decision: Grant

Application No: 13/0857/PP  
 Description: Extension to golf clubhouse to form extended restaurant and bar.  
 Decision: Grant subject to conditions

Application No: 14/0500/PP  
 Description: Erection of 20 holiday lodges with associated infrastructure  
 Decision: Grant subject to conditions

Application No: 13/0823/PP  
 Description: Erection of 20 holiday lodges with associated infrastructure  
 Decision: Withdrawn

Application No: 11/0455/PP  
 Description: Relocation of marquee structure  
 Decision: Grant subject to conditions

Application No: 09/0696/PP  
 Description: Extension and internal alterations to building to form golf clubhouse, incorporating restaurant, bar and changing facilities.  
 Decision: Grant subject to conditions

Application No: 09/0548/PP  
 Description: Formation of irrigation pond for golf course.  
 Decision: Withdrawn

Application No: 09/0038/LB  
 Description: Installation of glazed entrance screen and doors to entrance of hotel  
 Decision: Grant subject to conditions

Application No: 08/0685/PP  
 Description: Change of use from office to restaurant with new timber decking area.  
 Decision: Grant subject to conditions

Application No: 07/0730/PP  
 Description: Renewal of temporary approval for erection of marquee for additional 2 years  
 Decision: Grant subject to conditions

Application No: 06/0054/PP

Description: Erection of 1.8m boundary fence and gates.  
Decision: Grant subject to conditions

### **Consultations**

**Chief Executive's Service (Roads Development)** – No objection subject to conditions.

**Environment, Housing & Infrastructure (Env. Protection)** - No objection subject to conditions regarding site investigation, remediation and verification reports.

**NatureScot** - No objection subject to conditions to ensure that all works relevant to the delivery of the development and thereafter its operation are undertaken in a manner that protects redshank or other wintering birds likely to be present on the Inner Clyde from 16 March to 15 September inclusive. NatureScot also advise that an appropriate assessment requires to be carried out as a result of the proposal's proximity to the SPA. This is considered below. It is also recommended that the development's impact on biodiversity is mitigated, compensated and enhanced. The developer should prioritise on site enhancement before off-site delivery and that enhancement is secured within a reasonable timescale with certainty, including appropriate management and monitoring arrangements to deliver a lasting legacy.

**Scottish Water** - No objection.

**West of Scotland Archaeology Service** - No objection subject to the applicant carrying out a programme of archaeological works in accordance with an approved written scheme of investigation. An appropriate condition can be imposed to control this matter.

**Glasgow Airport Safeguarding** – No objection.

**NATS** - No objection.

**S.E.P.A** - No objection.

### **Representations**

The application has been publicised in line with the requirements of the relevant legislation.

No representations were received.

### **Policy Context**

In making any determination under the Planning Acts, regard is to be had to the development plan unless material considerations indicate otherwise. In this instance the Development Plan consists of National Planning Framework 4 (NPF4) and the Renfrewshire Local Development Plan (2021) (LDP).

The following provisions of the Development Plan are considered relevant to the determination of this application:

#### **National Planning Framework 4**

Policy 1 - Tackling the climate and nature crises  
Policy 2 - Climate mitigation and adaptation  
Policy 3 – Biodiversity  
Policy 4 – Natural Places  
Policy 6 - Forestry, woodland and trees  
Policy 7 - Historic assets and places  
Policy 8 - Green belts  
Policy 14 – Design, quality and place  
Policy 22 - Flood risk and water management

Policy 29 - Rural development  
Policy 30 - Tourism

Full details relating to the policies of the NPF4 can be found [online](#).

#### Renfrewshire Local Development Plan

Policy ENV1 - Green Belt  
Policy ENV2 - Natural Heritage  
Policy ENV3 - Built and Cultural Heritage  
Policy E4 - Tourism  
Policy I3 - Flooding and Drainage  
Policy I7 - Zero and Low Carbon Buildings

Full details relating to the policies of the LDP can be found [online](#).

#### Other relevant policies and guidance

New Development Supplementary Guidance:  
Delivering the Environment Strategy – Green Belt Development Criteria  
Delivering the Economic Strategy – Tourism

New Development in the Countryside 2022

Renfrewshire Planning and Development Tree Policy 2022

Renfrewshire's Tourism Plan 2024-2027

#### **Submitted Reports and Assessments**

In assessing and reporting on a planning application the Council is required to provide details of any report or assessment submitted as set out in Regulation 16, Schedule 2, para 4(c) (i) to (iv) of the Development Management Regulations.

The following reports and assessments were submitted in support of the application:

**Planning Statement** - The Planning Statement provides details on the site context, planning history, pre-application consultation, development description, legislative and planning policy context and planning policy assessment.

**Design Access and Heritage Statement** - The Design & Access Statement provides context and history to the site, outlines the design principles adopted and details the surveys, reports and assessments.

**Ecological Impact Assessment** - The Appraisal provides a baseline ecological evaluation of the site and includes recommendations for mitigation throughout the course of development. NatureScot also advise that the proposal could be progressed with appropriate mitigation and that the works are carried out strictly in accordance with conditions ensuring compliance with the Regulations preventing disturbance to the nearby Inner Clyde European Special Protection Area (SPA).

**Tree Survey and Arboricultural Impact Assessment** - The Tree Survey records in detail the nature, extent and conditions of the existing established tree cover within and adjacent to the designated area of survey and provides interpretation and analysis of the findings. The Arboricultural Impact Assessment addresses the potential impact of the proposals on tree cover and sets out recommendations regarding tree removal, retention and protection consistent with the recommendations contained within BS 5837:2012.

**Landscape Proposal** – The landscape proposal includes details of enhancement of existing habitats through planting including management for invasive plant species, tree schedule etc.

**Transport Statement** - The Transport Statement provides details of the development layout and accessibility assessment including car parking and servicing requirements.

**Operational Report** - The Operation Report provides details on the operations of the lodges including servicing, housekeeping, maintenance and room service.

**Habitats Regulation Appraisal** – It is NatureScot’s view that the proposal is likely to have a significant effect on the qualifying population of overwintering redshank of the Inner Clyde SPA. Consequently, the Council is required to carry out an appropriate assessment in view of the site’s Conservation Objectives for its qualifying interest. NatureScot have advised that on the basis of the information submitted, if the proposal is undertaken strictly in accordance with appropriate mitigation measures, then the proposal will not adversely affect the integrity of the site.

**Flood Risk and Drainage Assessment Report** – The Flood Risk and Drainage Assessment Report provides details on the assessment of the potential increase in surface water runoff attributed to the development and proposes a surface water management strategy in accordance with SUDs whilst ensuring no increase of flood risk to offsite receptors.

#### **Scottish Ministers Direction**

In determining a planning application, the Council is required to provide details of any Direction made by Scottish Ministers under Regulation 30 (Directions requiring consultation), Regulation 31 (Directions requiring information), Regulation 32 (Directions restricting the grant of planning permission) and Regulation 33 (Directions requiring consideration of condition) of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, or under Regulation 50 (that development is EIA development) of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.

None.

#### **Planning Assessment**

National Planning Framework 4 (NPF4) provides the long-term national spatial strategy for planning in Scotland. It sets out the Scottish Government’s current view on delivering sustainable, liveable, and productive places through the application of spatial principles. Policies 8, 29 and 30 of NPF4 and Policy ENV1 and E4 of the adopted Renfrewshire Local Development Plan (LDP) are relevant to the assessment of this application as they set out specific circumstances in which tourism development will be supported in principle in green belt and rural areas.

Policy 8 of NPF4 states that development proposals will only be supported if they are for outdoor recreation, play and sport or leisure and tourism uses; and developments that provide opportunities for access to the open countryside (including routes for active travel and core paths).

Policy 29 of NPF4 states that development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, including diversification of existing businesses.

Policy ENV1 of the LDP supports tourism related development acceptable under Policy E4. Policy E4 requires that proposals for tourism-related facilities will require to demonstrate that:

- The proposed development is capable of strengthening the appeal and attraction of Renfrewshire to a range of visitors;

- The siting, scale and layout of the proposal is proportionate, complements the landscape character and setting, and would be compatible with neighbouring land uses;
- The development will complement existing/proposed tourist facilities in that area;
- Additional visitors that may be attracted to the area can be accommodated by existing infrastructure or improvements to facilities; and,
- The development can demonstrate a site specific locational need.

Given the site history where planning permission has previously been granted for holiday lodges and residential development, it is considered that the principle of the proposed development has been established in accordance with policies ENV1 and E4 and it is not considered necessary to reassess the principle of the development with regard to these policies. The key considerations within the assessment are therefore the detailed assessment criteria within these policies and the associated supplementary guidance, and the relevant policies within NPF4 which now also forms part of the development plan.

With regard to the green belt development criteria within the new development supplementary guidance, there will be no loss of prime quality agricultural land or agricultural land of lesser quality that is locally important.

There would be no impacts on wild land.

The proposed access reflects that of the previously approved applications for holiday lodges and residential development. The Council's Chief Executive's Service (Roads Development) were consulted and advise of no objections subject to the imposition of conditions with regards to walking and cycling connectivity, cycle storage, provision of passing places and turning areas etc. Additional parking for 50 vehicles is requested. However, it is noted that there is an underused parking area within the vicinity which could be utilised for this purpose. An appropriate condition is attached to control this matter.

It is not anticipated that the development would give rise to any significant effects on public water supply and the water environment from any pollution risk.

The lodges would form part of the Mar Hall grounds and walking and cycling to and between the lodges would be on the existing network. All transport aspects to the proposed development have been set out in the Transport Statement. It is considered that the development will not have an impact on any active travel routes or access to open space.

It is considered that the design of the proposed development has taken cognisance of the existing landscape and vegetation, seeking to minimise impact to retain the natural features of the landscape. The lodges would be positioned around existing trees. The development would result in the loss of 4 x birch trees. However, these trees were categorised as low quality 'C' retention value and are not considered to be significant or dominant trees and their removal would have negligible impacts in terms of landscape and amenity. In addition, the proposed landscaping would enhance the landscape setting of the site. Significant new and native tree planting is proposed. Within the proposed lodge development area, 30 new trees are proposed. In addition, 120 new native shrubs are proposed for this area as detailed in the submitted landscape proposal. A suitable landscaping condition in this regard would secure additional tree planting in accordance with the submitted landscaping proposal. All of the proposed lodges would also be supported on ground screw foundations with screw piles and ground beams underneath to avoid excavation and to avoid damage to tree roots.

To minimise impact on the landscape, existing access routes will be used and upgraded, with new paths and walkways being installed to provide individual access to each lodge from the main tracks. The proposed development does not include car parking in order to maintain the



secluded and semi-rural amenity of the site. Servicing of the lodges, including laundry, waste collection, and housekeeping, will be by small electric buggies and carts.

Given the nature of the proposal and in comparison to the previous approval for the erection of 25 dwellinghouses (21/1022/PP), the proposed development is not considered to be of a scale that will significantly impact local landscape character or visual amenity.

With regard to utilities, discharge of any treated foul water is regulated and licensed by SEPA, while the connection to the electricity network would be administered by SPEN. Scottish Water have no objections to the proposal. SEPA Flood Mapping does not identify the site as having any particular risk of river, surface water or coastal flooding. A Flood Risk and Drainage Assessment Report has also been submitted which provides details on the assessment of the potential increase in surface water runoff attributed to the development and proposes a surface water management strategy in accordance with SUDs whilst ensuring no increase of flood risk to offsite receptors. It is therefore considered that the proposal would comply with Policies 22 and I3.

NatureScot advise that the proposed development could be progressed with appropriate conditions to prevent disturbance to the nearby Inner Clyde European Special Protection Areas (SPA). A suite of conditions has been provided by NatureScot and these would be attached to the consent should the application be approved. An appropriate assessment has also been carried out and shows that the development proposal will not adversely affect the integrity of the SPA and all of the Conservation Objectives for the Inner Clyde SPA will continue to be met provided that the mitigation measures are applied. The Inner Clyde Special Scientific Interest (SSSI) shares the same boundary as the SPA and there will be no additional impact on the SSSI. It is therefore considered that the proposal would comply with Policies 4 and ENV2, subject to the attached conditions to ensure appropriate mitigation measures are adhered to.

In view of the above, I am also satisfied that the development complies with Policy ENV1 and the green belt development criteria.

As noted above the development is considered to comply with Policy E4 in principle with regard to the site specific locational need. Holiday lodges and residential development has previously been approved in this location, and such a development in the in the Mar Hall Estate would be attractive to tourists.

The development will complement existing tourist facilities and strengthen the attraction of Renfrewshire to a range of visitors. The development would enhance the function of the Mar Hall Hotel, Golf and Spa resort and will improve these facilities by offering accommodation that will allow visitors to stay in the area. It is noted that the Councils Tourism Plan aims to grow opportunities around outdoor activities, the natural environment, and historic villages. An outcome of this is to increase the capacity to attract and accommodate visitors.

The siting, scale and layout of the development is considered to be proportionate to the site.

Environmental Protection have not raised any concerns with respect to statutory nuisances such as noise. It is considered that the development would be compatible with surrounding land uses in this regard.

With respect to the New Development Supplementary Guidance on tourism developments, the development will add to the attraction of Renfrewshire as a visitor destination by providing additional tourist accommodation to complement existing facilities in the area.

A condition is recommended to ensure the lodges are not occupied on a full time basis as permanent residential accommodation.

There will not be a significant detrimental impact on visual amenity, the built heritage or natural heritage interests.

The design and external finish of the lodges is appropriate for the location.

The development is compatible with neighbouring land uses.

There will not be a significant adverse impact on the natural environment, and as noted above significant landscaping is proposed.

Roads Development have not raised any concerns with respect to the capacity of the road network to accommodate the development.

In view of the above, it is considered that the development would comply with Policy E4 and the New Development Supplementary Guidance on tourism development.

With regard to NPF4, Policy 8 states that tourism uses will be supported within the green belt.

The site-specific locational need for the development has been accepted as per the above assessment. The purpose of the green belt will not be undermined. The proposal is of an acceptable scale and external appearance and is compatible with the surrounding landscape character. There will be no significant long-term impact on the environmental quality of the green belt.

Policy 29 states that development proposals that contribute to the viability, sustainability and diversity of rural communities and the local rural economy will be supported. The development could bring economic benefit through the provision of tourist accommodation which would allow tourists to stay in the local area.

Policy 30 states that development proposals for new tourist facilities or accommodation will be supported in areas identified in the LDP. The proposal is considered to comply with the LDP as noted in the above assessment. This includes the site-specific locational justification. Proposals for tourism related development must thereafter take into account a number of criteria.

It is acknowledged that the development could bring economic benefit through the provision of tourist accommodation which would allow tourists to stay in the local area.

The nature and scale of the development is compatible with the surrounding area.

The development will not have a detrimental impact on the local community by hindering the provision of homes and services. Matters relating to utility supplies have been addressed above.

Roads Development have made no objection with regard to parking and traffic generation, and the suitability of the local road network to accommodate the development.

Accessibility options are available within the main resort to the lodges and access track would also be upgraded.

Given the distance and topography of the site, it is not considered that the development would impact on the character, appearance or setting of the listed building (Mar Hall Hotel) and as such would comply with Policies 7 and ENV3.

The buildings would also have a number of measures to reduce energy use and CO2 emissions including sustainably sourced cladding, high levels of insulation, low water use fittings, ground screw foundations to eliminate concrete use etc. in accordance with Policies 2 and I7.

With regard to Policies 3 and 6 as detailed above the lodges would be positioned around existing trees. The development would result in the loss of 4 x birch trees. However, these trees were categorised as low quality 'C' retention value and are not considered to be significant or high value trees and their removal would have negligible impacts in terms of landscape and amenity in the area. In addition, the proposed landscaping would enhance the landscape setting of the site. Significant new and native tree planting is proposed and can be secured via appropriate conditions.

The development is considered to be of an acceptable design and incorporates materials that are suitable for use at this location. It is acceptable with regard to its impact on the place as set out within Policy 14.

Finally with regard to Policies 1 and 2 the development is not considered to raise significant implications with regard to the global climate and nature crisis. The development would comprise of significant landscaping and also includes energy efficiency and low carbon generating technologies.

It is of significance to note that part of the site subject to this report also forms part of an earlier planning consent on the Mar Hall Estate for a residential development and as such there is an area of overlap. Planning consent 21/1022/PP was granted in August 2021 and relates to a residential development site which has not been implemented. Part of the site relating to the 21/1022/PP is located outwith the site which is the subject of this report however the applicant has confirmed that they are in control of the Mar Hall Estate and as such there is no intention to develop any aspect of planning consent 21/1022/PP should the application subject to this report be granted.

In addition, and for clarity, planning application 21/1022/PP expired on 17<sup>th</sup> August 2024 however it should be noted that a S42 application to delete a condition attached to the consent was submitted prior to the expiry of the consent. In this regard planning application 24/0425/PP is currently under consideration and if granted would extend the life of approval via a new consent. As noted above, the applicant has confirmed it is the intention only to proceed with the holiday lodges should they be approved in respect of the application subject to this report.

### **Section 75 Obligations**

The Council is required to provide a summary of the terms of any planning obligation which is required to be entered into under Section 75 of the Town and Country Planning (Scotland) Act in relation to the grant of permission for the proposed development:

None.

### **Conclusion**

In view of the above, it is considered that the proposal would accord with the relevant provisions of the Development Plan. There are no other material considerations. Planning permission should therefore be granted/granted subject to conditions.

## **Recommendation**

Grant subject to conditions

## **Reason(s) for Recommendation**

1. The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

## **Condition(s)**

1. That the development hereby approved shall be used as holiday accommodation only, and shall not be used as permanent residential accommodation. For the purposes of this condition permanent residential accommodation is defined as occupation by the same person or persons continuously for more than 28 days, or cumulatively for more than 84 days in a single calendar year.

Reason: To define the consent in the interests of protecting the integrity of the Local Development Plan policies on new housing within the green belt.

2. No development shall commence on site until written approval of:
  - a) a Site Investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein
  - b) a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report prepared in accordance with current authoritative technical guidance, has been provided by the Planning Authority.

Reason: To ensure that the site will be made suitable for its proposed use.

3. Prior to occupation of any unit:
  - a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy and Implementation Plan; and/or
  - b) where remediation works are not required but soils are to be imported to site, a Verification Report confirming imported materials are suitable for use shall be submitted to the Planning Authority and approved in writing.

Reason: To demonstrate that works required to make the site suitable for use have been completed.

4. That no development shall take place within the development site as outlined in red on the approved plan, until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.

Reason: To ensure any archaeological matter on site is appropriately recorded and recovered.

5. That all works relevant to the delivery of the development are undertaken fully within the period of the year during which no redshank or other protected wintering birds are likely to be present on the Inner Clyde - namely from 16 March to 15 September inclusive.

Or, where this is not operationally possible -

That prior to any relevant works commencing during the period when protected wintering birds are likely to be present on the Inner Clyde, screening barriers are put in place between the application site and the SPA. These barriers must be sufficient - in combination with any existing on-site vegetation and the topography of the land - to fully visually screen site operatives during the construction phase, including those working at height, from birds feeding on the estuary out to a distance of 150 metres from any part of the development site. These screens/barriers should also be adequately maintained throughout all development works relevant to this proposal that take place during the 'wintering' months of 16 September to 15 March inclusive.

Reason: To ensure the protection of the Inner Clyde Estuary Special Protection Area.

6. That all necessary visual and acoustic screening must be installed in a condition adequate to the purpose of screening users of the chalet development from birds feeding on the estuary during the period of 16 September to 15 March inclusive each year and out to a distance of 150m from any part of the application site to the satisfaction of the planning authority in consultation with NatureScot PRIOR to the site becoming operational. All such screening must then be maintained in a condition that ensures it continues to serve this purpose and function throughout the operational lifetime of the chalet development.

Reason: To ensure the protection of the Inner Clyde Estuary Special Protection Area.

7. That any night lighting associated with this development - both during construction and any permanent lighting that is to be installed - will not be used during the months of 16 September to 15 March inclusive where this would illuminate areas within the Inner Clyde SPA to levels in excess of 1 Lux (i.e. the maximum natural night-time background light level).

Reason: To ensure the protection of the Inner Clyde Estuary Special Protection Area.

8. That prior to any works commencing on site a Construction and Environment Management Plan shall be submitted to and approved in writing by the Planning Authority, for the avoidance of doubt, this shall include measures aimed at ensuring that the areas of the SPA adjacent to the application site boundary are not adversely affected by pollution, run-off etc. both during and after the construction phase of the development.

Reason: To ensure the protection of the Inner Clyde Estuary Special Protection Area.

9. That prior to the commencement of development, full details/location of signage which includes information for new residents and visitors about the international importance of the Clyde estuary's wintering bird population and the need to ensure that dogs are kept from running off the leash on the foreshore during the winter months shall be submitted to and approved in writing by the Planning Authority. Thereafter, the signage

as may be approved shall be installed prior to the occupation of lodges hereby approved and shall remain throughout the lifetime of the development.

Reason: To ensure the protection of the Inner Clyde Estuary Special Protection Area.

10. That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, the phased implementation of the proposed landscaping as detailed in 'Landscape Proposal for Mar Hall Golf Resort and Spa - Zone 15: New Lodges Development - April 2024,' and details of the management and maintenance of landscaped areas. The scheme shall be implemented on site in accordance with the phasing plan, and maintained thereafter in accordance with the maintenance details.

Reason: To ensure that works are undertaken to a satisfactory standard in the interests of natural heritage and to ensure a suitable landscape strategy is developed for the site in the interests of visual amenity and biodiversity.

11. That the mitigation detailed in 'R & D Ecological Impact Assessment (EcIA) Mar Hall Hotel dated 02.05.2024 shall be implemented to the satisfaction of the Council as Planning Authority. For the avoidance of doubt, this shall take account of the consultation response from NatureScot dated 10 June 2024 with reference to "Enhancing Biodiversity" and during the course of the development, details demonstrating the implementation of the mitigation recommendations and the enhanced biodiversity measures carried out shall be submitted for the written approval of Renfrewshire Council as Planning Authority.

Reason: To protect the natural environment.

12. That prior to the commencement of the development, details of all boundary treatments to be formed shall be submitted for the written approval of Renfrewshire Council as Planning Authority, including any visual and acoustic screening required to satisfy condition 6 above. Thereafter, all boundary fences and walls, including any retaining walls as may be approved shall be erected prior to the occupation of the lodges to the satisfaction of Renfrewshire Council as Planning Authority.

Reason: In the interest of the amenity of the area.

13. That, prior to the commencement of development, a detailed schedule of the proposed external finishes for each of the lodges together with a plan and schedule of external lighting, surface treatments to be used on the roads and footpaths within the site shall be submitted for the written approval of Renfrewshire Council as Planning Authority. Thereafter, the lodges, lighting, roads and footpaths shall be constructed only in accordance with such details as may be approved to the satisfaction of Renfrewshire Council as Planning Authority.

Reason: In the interest of the amenity of the area.

14. That prior to the commencement of development, a plan delineating walking and cycling routes within the site shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority.

Reason: To demonstrate walking and cycling connectivity within the development.

15. That prior to the commencement of development a Travel Plan shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority. For the

avoidance of doubt, the plan should give consideration to connecting access points to the core path network, Booden Boo and Erskine.

Reason: In the interests of pedestrian and cycle connectivity.

16. That prior to the occupation of each lodge, cycle parking shall be provided, details of which shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority.

Reason: To ensure adequate provision for cycle parking.

17. That prior to the occupation of the first lodge, coach turning facilities and passing places shall be provided, details of which shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority.

Reason: To ensure that adequate coach turning facilities are provided.

18. That prior to the commencement of development, plans detailing a swept path analysis for emergency vehicle access shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority.

Reason: To enable this matter to be considered.

19. That prior to the commencement of development, an overflow parking plan shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority. For the avoidance of doubt, the plan should provide details of the location and capacity of the overflow parking area.

Reason: To enable this to be considered.

20. That the Tree Protection Measures identified in Hinshelwood Arboricultural Consultants: BS837:2012 Tree Survey and Arboricultural Constraints Assessment dated February 24, shall be implemented to the satisfaction of the Council as Planning Authority. For the avoidance of doubt, and during the course of the development, details demonstrating the implementation of the Tree Protection measures shall be submitted for the written approval of Renfrewshire Council as Planning Authority.

Reason: To protect the natural environment.

21. That prior to the commencement of development, confirmation shall be submitted in writing to Renfrewshire Council as Planning Authority and certified by a suitable qualified person that a scheme to treat the surface water arising from the site has been prepared in accordance with the principles and practices contained in "The SuDS Manual" (CIRIA report C753, published in November 2015). Thereafter, the certified scheme shall be implemented prior to the completion of the development and maintained thereafter to the satisfaction of Renfrewshire Council as Planning Authority.

Reason: In the interests of securing a suitable SuDs scheme for the treatment of surface water runoff.

#### **Advisory Note(s)**

1. The property will require a license to operate as a short term let. The applicant should apply to the Licensing section of Renfrewshire Council. More information on this is available from the council's website.

### **Schedule of Plans Determined**

<b>Drawing Number</b>	<b>Revision</b>	<b>Drawing/Document Title</b>
3.100		Location Plan
3.110		Existing Site Layout
3.120		Existing Site Sections
3.200		Proposed Site Layout
3.210		Proposed Site Layout
3.220		Proposed Site Sections
3.010		Type A1 Lodge Plans and Elevations
3.020		Type A2 Lodge Plans and Elevations
3.030		Type A3 Lodge Plans and Elevations
3.040		Type B Lodge Plans and Visuals
3.041		Type B Lodge Plans and Visuals
3.050		Type B1 Lodge Plans and Visuals
3.051		Type B Lodge Elevations
3.060		Type C Lodge Plans
3.061		Type C Lodge Plans and Visuals
3.062		Type C Lodge Elevations
3.063		Type C Lodge Visuals
		Ecological Impact Assessment, prepared by R&D Ecology
		Landscape Proposal, prepared by Botanist Design
		Operational Plan, prepared by Align Investment and Asset Management
		Design, Access and Heritage Statement, prepared by Unwin Jones Partnership
		Transport Statement, prepared by Transport Planning
		Tree Survey and Arboricultural Assessment, prepared by Hinshelwood Arboricultural Consultants
		Flood Risk Assessment, prepared by Gondolin
		Drainage Assessment, prepared by Ramage Young
		Planning Statement, prepared by Turley

For further information please contact Fiona Knighton, Development Standards Team, Email: [fiona.knighton@renfrewshire.gov.uk](mailto:fiona.knighton@renfrewshire.gov.uk)



**Report by Chief Planning Officer**  
**Planning and Climate Change Policy Board: 27 August 2024**

<b>Reference No</b>	24/0362/LB
<b>Application Type</b>	Listed Building Consent
<b>Proposal</b>	Demolition of the Brown Institute (retrospective).
<b>Location</b>	Former Renfrew Museum, The Brown Institute, 41 Canal Street
<b>Ward</b>	1 - Renfrew North and Braehead
<b>Community Council</b>	Renfrew Community Council
<b>Applicant</b>	Renfrewshire Council
<b>Recommendation</b>	Grant subject to conditions
All plans, reports, documents and representations relating to this application can be viewed in full online at <a href="https://pl-bs.renfrewshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SDZQU1MWHQB00">https://pl-bs.renfrewshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=SDZQU1MWHQB00</a>	

The report is presented to the Planning and Climate Change Policy Board in line with the Council's Scheme of Delegation as the application seeks listed building consent (in retrospect) for the demolition of a listed building.

### **Proposal**

Listed building consent is sought in retrospect for the demolition of the Brown Institute, a category B listed building, in Renfrew. The building was located to the west of Canal Street close to its junction with Ferry Road to the north and Station Road to the north-east.

The building was constructed in the early twentieth century and was originally gifted to the town by the provost, Andrew Brown. The building was initially used as a library with associated reading room and a billiard room and subsequently for various other, mostly civic, uses prior to its final use as a museum from 1997 to 2011. After the museum was relocated to Renfrew Town Hall in 2011, the building lay vacant until its recent demolition.

The demolition followed the serving of a Dangerous Building Notice by Renfrewshire Council's Building Standards service in February 2024. The Notice required that steps be taken to make the building safe within a three-month period, either by undertaking necessary works to secure and shore up the building, or by demolishing it. The applicant and owner, in this case Renfrewshire Council, determined that the works to secure and shore up the building were prohibitively expensive such that the retention of the listed building was not considered economically viable. As such, the decision was taken to proceed with demolition.

Documentation submitted with the application includes a Statement of Justification and associated appendices, including the results of a structural survey in 2022 and an economic appraisal in 2023, both undertaken by external consultants. The findings within these documents inform the Statement of Justification in concluding that demolition was appropriate in satisfying two of the four tests for demolition of listed buildings set out in Historic Environment Scotland and Development Plan policy. These two tests refer respectively to the retention of the listed building not being economically viable; and the demolition being essential for delivering significant benefits to economic growth or the wider community.

Also included among the appendices submitted with the Statement of Justification is a Conservation Statement prepared following the issuing of the Dangerous Building Notice. This contains a statement of significance which in turn informs a demolition plan identifying specific features for retention and potential reuse and/or safe keeping. These include the

main door, as well as carved panel stonework and an oriel window corbel situated above the door, leaded windows and a cupola situated on the roof ridge. Two plaques situated either side of the front door and a further plaque on the side of the building commemorating the site of Renfrew Castle have also been retained.

### **Site Description**

The Brown Institute was located at the north end of Renfrew Town Centre and stood prominently on the west side of Canal Street close to its junction with Ferry Road to the north and Station Road to the north-east.

The building was of a broad square footprint and consisted of two storeys at the front and three storeys at the rear. The building featured a symmetrical red sandstone ashlar frontage facing south-east, with various architectural features of note. These included two large round-headed iron-framed windows at ground level either side of a round-headed front entrance door set within a square-headed architrave containing a fanlight. A decorative inscription was also situated above the front door whilst two decorative pilasters were situated on either side which merged with corbels above to support a large projecting iron-framed oriel window at first floor level. The roof featured Scottish slates and a central art nouveau cupola on its ridge.

The building adjoined a three storey red sandstone building on its south-west side featuring commercial ground floor uses, with tenement flats at first and second floor level. On its opposite north-east side, the building featured a predominantly grey rendered wall which overlooked a small landscaped public space. The rear elevation faced towards a pair of semi-detached houses at an angle, beyond which it also faced the former Renfrew Parish Council Chambers, also a category B listed building. The rear elevation was of a less formal asymmetrical design, featuring additional iron-framed windows including a further oriel window at first floor level.

### **Pre-Application Consultation with Officers**

The Scottish Government strongly encourages constructive pre-application discussions between prospective applicants and the planning authority. Pre-application discussions seek to identify key planning considerations at an early stage and help inform what supporting information is required to support a subsequent application.

Pre-application discussions have taken place, focusing on the following matters:

- The applicant has submitted that various discussions and meetings were held with Renfrewshire Council's Building Standards Officers who arranged a detailed structural inspection of the building prior to determining that a Dangerous Building Notice required to be served. As part of this process, Historic Environment Scotland were also consulted as a statutory requirement under Section 35(3) of the Buildings (Scotland) Act 2003. During this process, Historic Environment Scotland requested that a formal application for listed building consent be submitted.

### **Negotiated Improvements**

- None.

### **Site History**

Application No: 19/0029/LB  
Description: Stabilisation works to structure  
Decision: Grant

### **Consultations**

**Historic Environment Scotland (HES)** - No objection. While the demolition is regrettable, it is in line with the HES guidance on demolitions as it has been demonstrated that reuse is not economically viable and demolition is now required for safety reasons. HES advise that they are satisfied that reasonable effort has been taken to save the building and welcome the intention to salvage masonry and other features from the building.

**West Of Scotland Archaeology Service (WoSAS)** - Note that the site is of archaeological interest and therefore advise that WoSAS is likely to seek a condition requiring archaeological fieldwork in the event that any subsequent planning application to redevelop the site is lodged.

### **Representations**

The application has been publicised in line with the requirements of the relevant legislation.

No representations were received.

### **Policy Context**

In making any determination under the Planning Acts, regard is to be had to the development plan unless material considerations indicate otherwise. In this instance the Development Plan consists of National Planning Framework 4 (NPF4) and the Renfrewshire Local Development Plan (2021) (LDP).

The following provisions of the Development Plan are considered relevant to the determination of this application:

#### **National Planning Framework 4**

NPF4: Policy 7 - Historic assets and places

Full details relating to the policies of the NPF4 can be found [online](#).

#### **Renfrewshire Local Development Plan**

LDP 2021: Policy ENV3 - Built and Cultural Heritage

Full details relating to the policies of the LDP can be found [online](#).

#### **Other relevant policies and guidance**

Renfrewshire New Development Supplementary Guidance 2022

- Delivering the Environment Strategy: Built Heritage.

Historic Environment Scotland's Historic Environment Policy for Scotland (HEPS) and associated "Managing Change in the Historic Environment" guidance note on Demolition of Listed Buildings.

### **Submitted Reports and Assessments**

The following reports and assessments were submitted in support of the application:

**Statement of Justification** - Provides a history of the listed building and background to its subsequent deterioration, noting that since the building was vacated in 2011 efforts to secure its reuse have been unsuccessful and the condition of the building has in the meantime declined to a point that required the serving of a Dangerous Building Notice in February 2024.

The statement summarises the findings of various reports undertaken to assess the prospects for the building being retained and contains a policy analysis which considers

demolition against the four tests identified by Historic Environment Scotland and Development Plan policy. This analysis concludes that demolition is justified against two of the four tests, namely that retention is not economically viable; and that retention is essential for delivering significant benefits for economic growth or the wider community. In reaching these conclusions, the statement is informed by the following appendices:

- Appendix A: Structural Inspection Report by Balfour Engineering Consultancy (Rev A - 12/08/2022) - Outlines the results of a structural inspection which found the building to be in poor condition. Provides a list of remedial measures that would require to be undertaken for the building to be retained.
- Appendix B: - Dangerous Building Notice (Issued February 2024) - Notice issued by Renfrewshire Council's Building Standards service setting out a requirement to make the building safe either by way of a range of remedial measures or by way of demolition.
- Appendix C: - Dangerous Building Notice Report (30.01.2024) - Report outlining the findings of an inspection by Renfrewshire Council's inhouse structural engineer which informed the issuing of the Dangerous Building Notice. The report concludes that due to deterioration/dilapidation, a Dangerous Building Notice requires to be served.
- Appendix D: - Economic Appraisal by Brown & Wallace Construction Consultants (14 April 2023) - Provides an economic analysis of 4 different options for the building, consisting of: (Option 1) Making the building wind, watertight and structurally stable per the report by Balfour Engineering Consultancy; (Option 2) Option 1 plus conversion to 5 residential units; (Option 3) Option 1 plus conversion to 3 residential units; and (Option 4) Full demolition. The analysis concludes that without significant funding or grants from other sources, the first three options would each result in a substantial financial loss.
- Appendix E: Conservation Statement by O'DonnellBrown (February 2024) - Provides an appraisal of the history and architectural significance of the building, concluding that it was of both special historic and architectural interest. Includes a statement of significance which identifies features of "considerable significance", "moderate significance" or "negative significance".
- Appendix F: Drawing entitled "Demolition Plan. Features to be Retained" (drawing number: 23079 (DEM) 02, dated 16/02/2024) - Informed by the findings of the Conservation Statement by O'DonnellBrown, the demolition plan identifies various architectural features of significance which should be retained for safe keeping for potential reuse.

### **Scottish Ministers Direction**

In determining a planning application, the Council is required to provide details of any Direction made by Scottish Ministers under Regulation 30 (Directions requiring consultation), Regulation 31 (Directions requiring information), Regulation 32 (Directions restricting the grant of planning permission) and Regulation 33 (Directions requiring consideration of condition) of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, or under Regulation 50 (that development is EIA development) of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.

None.

### **Planning Assessment**

The Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) 1997 Act states that in considering whether to grant listed building consent for any works, special regard must be had to the desirability of preserving the listed building or its setting, or any features of special architectural or historic merit.

The fourth National Planning Framework (NPF4) provides the long-term national spatial strategy for planning in Scotland. It sets out the Scottish Government's current view on delivering sustainable, liveable and productive places through the application of spatial principles. Policy 7 (Historic Assets and Places) states that demolition of listed buildings will not be supported unless it has been demonstrated that there are exceptional circumstances and that all reasonable efforts have been made to retain, reuse and/or adapt the listed building. Policy ENV 3 (Built and Cultural Heritage) of the Renfrewshire Local Development Plan is also applicable and presumes against the demolition of listed buildings unless fully justified.

Historic Environment Scotland's Historic Environment Policy for Scotland (HEPS) and associated "Managing Change in the Historic Environment" guidance note on demolitions also support these principles, with the latter document advising that demolition should only be approved as a last resort and typically at the end of a process which has considered and discounted all other feasible options.

To assess whether the proposed demolition is justified in terms of the above, Historic Environment Scotland's "Managing Change in the Historic Environment" guidance note on Demolition of Listed Buildings outlines four tests under which demolition may be established as acceptable. These four tests are also reflected in Policy 7 of NPF4 and the Renfrewshire New Development Supplementary Guidance highlighted above. In this regard, demolition may only be considered acceptable if it is demonstrated that the proposal accords with one of the following:

- a) The building is not of special interest;
- b) The building is incapable of repair;
- c) The repair of the building is not economically viable, having been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.
- d) The demolition of the building is essential to delivering significant benefits to economic growth or the wider community;

Proposals typically only require to satisfy one of the four tests, although Historic Environment Scotland guidance outlines that exceptions to this may apply. The applicant in their supporting information has outlined that they consider the proposal to comply with the latter two of the above four tests. Nevertheless, for the purpose of this report, the four tests are considered in order, as follows:

**(a) The building is not of special interest**

The building was a key landmark on the streetscene and contributed notably to Renfrew's built heritage. The building was of special historic interest, having been presented circa 1903 to the town by the then provost, William Brown, who was associated with the management of William Simons' shipyard in Renfrew.

The building was also of a noted architectural interest in view of its style and features, having been designed by the Glasgow architect, Alexander McGibbon. The Conservation Statement submitted with the application highlights a number of features deemed of "considerable significance", including original stonework; the composition of the front and rear elevations with original window openings; stonework detailing on the principal elevation including the round-headed doorway and associated square-headed architrave and fanlight; decorative

pilasters and arched window openings; the cupola at roof ridge level; the sculptural panel above the front door; and the leaded windows.

In view of the above, demolition of the building would not have passed the first of the four tests.

**(b) The building is incapable of repair**

The structural inspection report advised that the building was in poor condition, noting that the poor condition of the roof allowed water penetration, whilst the building has also experienced foundation movement and significant cracking in its side wall, which could be due to a number of possible factors. The report sets out a list of remedial works that would be required to allow the building to be retained. Among other measures, these would include:

- refurbishment of the roof and potentially the roof structure;
- underpinning to the side elevation followed by "crack stitching" or a partial take down and rebuild around the large crack on this elevation;
- potential underpinning to some of the internal walls;
- repair or potentially rebuilding of the upper portion of the front elevation around the oriel window to ensure the whole frontage is stable;
- removal and replacement of all damaged lintols;
- replacement of all windows;
- replacement of all floorboards and potentially floor joists;
- removal of all internal wall and ceiling finishes to expose the underlying structure to establish if further remedial works would then be required.

In summary, the report considered that the building could be capable of repair and the demolition would not therefore have passed the second test, albeit the measures required would be extensive and were recommended by the consultant inspectors without prejudice to the expense that would potentially be incurred.

**(c) The repair of the building is not economically viable, having been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period**

In this case, demolition has been undertaken after a period of 13 years during which the building has been vacant and subject to minimal interest or any offers despite being marketed for sale or lease. The condition of the building has during this time deteriorated to a point that resulted in the issuing of a Dangerous Building Notice in February 2024.

The Notice set out steps to be taken to make the building safe within a three-month period, either by undertaking necessary works to secure and shore up the building or by demolishing it. The alternative option of securing and shoring up the building, as set out in the Dangerous Building Notice, would entail removal of all decayed roof and first floor timbers, the installation and maintenance of a façade retention system to the front and gable walls and the installation and maintenance of any propping or shoring of the remaining structure that may be required. The applicant determined that these works would be prohibitively expensive such that the retention of the listed building was not economically viable and the decision was therefore taken to proceed with demolition.

In considering the economic viability of retaining the building, the applicant's Statement of Justification draws on the accompanying Economic Appraisal by consultants which provides a financial comparison of different options for the building. The appraisal outlines an estimated cost of some £868,700 for making the building wind, watertight and structurally stable in terms of the works recommended in the structural survey highlighted under (b) above. The estimated cost of these works compares with the lower cost of £261,900 to undertake full demolition.

The economic appraisal also provides costings for two possible development options after the necessary repairs have been undertaken, these being the conversion of the building to 5 flats or 3 flats respectively. The option of redevelopment into 5 flats would cost an estimated £1,731,600, whilst the option of redevelopment into 3 flats would cost an estimated £1,613,100. When taking into consideration the estimated return that would be made, the option of conversion to 5 flats would result in an estimated loss of £927,800, while the conversion to 3 flats would result in an estimated loss of £920,100. In percentage terms, these two options would result in losses of -98% and -112% respectively. The statement of justification therefore considers that without substantial funding from other sources, the retention of the building would be unaffordable.

The possibility of retaining the front façade of the building to support future potential redevelopment was also ruled out for several reasons. The Statement of Justification considers that retention of the façade would have made future development proposals "impractical, more expensive and less appealing", while it also comments that structural support would have been required behind the façade which would have required expensive maintenance. The statement also comments that there were no plans or funding in place for any such redevelopment, whilst the interim period between initial retention and any future redevelopment would pose risks in terms of offering an attraction to vandalism or other types of anti-social behaviour. As such, the statement advises that a strategy of architectural salvage of important features would be more appropriate than façade retention.

Given the substantial loss that would be made from making the necessary repairs to safely retain the building, with or without subsequent redevelopment, it is accepted that retention of the building was not economically viable. It is also accepted that the retention of the façade was also not viable given the inevitable financial outlay this would have entailed, together with the likely measures that would have also been required to ensure its ongoing stability. As such, the demolition is considered to satisfy the third test regarding economic viability.

**(d) The demolition of the building is essential to delivering significant benefits to economic growth or the wider community**

The statement of justification considers that the demolition of the building is required to deliver benefits to the community and economic growth, noting in particular that the Community Council "has consistently expressed support" for demolition for various reasons. It is stated that these include concerns regarding the condition of the building, soil subsidence, the substantial cost of redevelopment and lack of economic viability to enable the restoration of the building.

The statement of justification also advises that a design team has been commissioned to prepare development options following demolition which may include new build options for different potential uses, or landscaped options. It is commented that these options will be shared with the local community for consultation. Additionally, it is commented that redevelopment options would seek to commemorate the historical significance of the site through reuse of architectural salvaged materials, potentially including the sandstone, carved panels, oriel window sections and the cupola.

In terms of the above, it is accepted that given the lack of economic viability of retaining the building and the visual importance of the site at a prominent and historic location, there is clear community benefit to be gained through demolition and potential redevelopment of the site. As such, the demolition is considered key to allow any significant benefits to economic growth or the wider community to be realised and on this basis is considered to pass the fourth test.

**Summary**

The listed building was a highly important landmark and of special interest both in terms of its history and its architectural quality. Its demolition therefore represents a highly regrettable loss to Renfrew's heritage. Notwithstanding this, the information accompanying the application sufficiently demonstrates that the demolition was only undertaken as a last resort following several years of marketing for reuse and following the deterioration of the building and eventual issuing of a Dangerous Building Notice requiring intervention within a stipulated three-month period.

In assessing whether demolition of a listed building is appropriate, policy refers to four tests, of which only one requires to be satisfied for the demolition to be considered acceptable. In this case, the submitted Statement of Justification and its accompanying appendices satisfactorily demonstrate that retention of the listed building was no longer economically viable and the demolition was therefore acceptable under the third of the four criteria highlighted.

Additionally, it is accepted that the demolition of the building, although extremely regrettable, offers opportunity for redevelopment of the site which may support the wider community and/or allow an economically sustainable reuse of the site for the wider benefit of the surrounding area. As such, the demolition is also acceptable under the fourth test.

The salvaging of important architectural features and materials which contributed to the special character of the building also offer opportunity for any future redevelopment of the site to retain a connection with its past, albeit in a more limited way. It should be noted that the Council, as landowner, retains control over these elements.

In view of the foregoing, it is considered that the application has satisfactorily demonstrated that the building was beyond economically viable conversion, refurbishment or reuse, in accordance with the relevant policies and guidance highlighted.

#### **Section 75 Obligations**

The Council is required to provide a summary of the terms of any planning obligation which is required to be entered into under Section 75 of the Town and Country Planning (Scotland) Act in relation to the grant of permission for the proposed development:

None.

#### **Conclusion**

It is considered that the application has satisfactorily demonstrated that the building was unsafe and beyond economically viable conversion, refurbishment or reuse, in accordance with the relevant policies and guidance highlighted. As such, it is recommended that listed building consent for the demolition of the building is retrospectively granted.

#### **Recommendation**

Grant subject to conditions

#### **Reason(s) for Recommendation**

1. The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

#### **Condition(s)**

1. That an inventory of all architectural materials which have been salvaged and retained as a result of the demolition shall be submitted to the Planning Authority within 3 months of the date of consent. The inventory shall record details of the location, storage and safe



keeping of all items. This record shall be maintained and updated in order that the relocation or reuse of any items continues to be recorded and the Planning Authority shall be notified in writing of any such updates to the inventory.

Reason: In the interests of maintaining a record of all salvaged materials that contributed to the special interest of the listed building and the potential future reuse and care of these materials.

**Advisory Note(s)**

None.

**Approved Drawings and Supporting Documents**

<b>Drawing Number</b>	<b>Revision</b>	<b>Drawing/Document Title</b>
Not numbered		Location Plan – Brown Institute, 41-43 Canal Street, Renfrew
		Statement of Justification for the Demolition of the Brown Institute, 41-43 Canal Street, Renfrew
		(Appendix A): Structural Inspection Report – Brown Institute, 41-43 Canal Street, Renfrew by Balfour Engineering Consultancy (Rev A 12/08/2022)
		(Appendix B): Copy of Dangerous Building Notice issued under Building (Scotland) Act 2003 issued 08/02/2024 (reference number: 24/0010/DB)
		(Appendix C): Dangerous/unsafe building – report by Renfrewshire Council (30/01/2024)
		(Appendix D): The Brown Institute, Renfrew – Economic Appraisal by Brown & Wallace Construction Consultants (14/04/2023)
		(Appendix E): The Brown Institute Conservation Statement February 2024 by O'DonnellBrown
23079 (DEM) 02		(Appendix F): Demolition Plan. Features to be Retained

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